

Engineer's Opinion of Costs					
Village 1 - Sanitary Sewer					
PFE Phase 3 Summary					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Sanitary Sewer System</b>					
Village 1					
1	10" SS Backbone Line	LF	0	\$65	\$0
2	12" SS Backbone Line	LF	0	\$75	\$0
3	15" SS Backbone Line	LF	0	\$100	\$0
4	18" SS Backbone Line	LF	0	\$120	\$0
5	24" SS Trunk Line	LF	1790	\$165	\$295,400
6	30" SS Trunk Line	LF	0	\$200	\$0
7	Standard SSMH (MH/400')	EA	0	\$4,250	\$0
8	Trunk SSMH (MH/400')	EA	4	\$8,500	\$34,000
9	Sanitary Sewer Lift Station	EA	0	\$300,000	\$0
10	Connection to Existing Transmission Main	EA	0	\$22,500	\$0
11	Bore and Jack (Across Auburn Ravine)	LF	0	\$900	\$0
<b>Construction Total:</b>					<b>\$329,400</b>

Contingency Based upon Hard Costs (15/): \$49,400

Soft Costs Contingency (17/): \$56,000

**TOTAL SANITARY SEWER \$434,800**

Engineer's Opinion of Costs					
Village 1 - Sanitary Sewer					
PFE Phase 3 Ferrari Ranch Road 4 (V1S3)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Sanitary Sewer System</b>					
Village 1					
1	10" SS Backbone Line	LF	0	\$65	\$0
2	12" SS Backbone Line	LF	0	\$75	\$0
3	15" SS Backbone Line	LF	0	\$100	\$0
4	18" SS Backbone Line	LF	0	\$120	\$0
5	24" SS Trunk Line	LF	1790	\$165	\$295,400
6	30" SS Trunk Line	LF	0	\$200	\$0
7	Standard SSMH (MH/400')	EA	0	\$4,250	\$0
8	Trunk SSMH (MH/400')	EA	4	\$8,500	\$34,000
9	Sanitary Sewer Lift Station	EA	0	\$300,000	\$0
10	Connection to Existing Transmission Main	EA	0	\$22,500	\$0
11	Bore and Jack (Across Auburn Ravine)	LF	0	\$900	\$0
<b>Construction Total:</b>					<b>\$329,400</b>

Contingency Based upon Hard Costs (15/): \$49,400

Soft Costs Contingency (17/): \$56,000

**TOTAL SANITARY SEWER \$434,800**

**APPENDIX 16**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Roadway System PFE Costs**

<b>Engineer's Opinion of Costs</b> <b>Village 1 - Backbone Roadway System</b> <b>PFE Credit Summary</b>					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$10,000
2	Excavation	CY	4856	\$7.00	\$34,000
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	16020	\$1.80	\$28,800
4	16" AB (assumes a Traffic Index of 9)	SF	101349	\$2.25	\$228,000
5	5" AC (assumes a Traffic Index of 9)	SF	101349	\$2.70	\$273,600
6	18" AB (assumes a Traffic Index of 11)	SF	65562	\$2.50	\$163,900
7	7" AC (assumes a Traffic Index of 11)	SF	65562	\$4.00	\$262,200
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	166911	\$0.25	\$41,700
11	Subgrade Prep (Curb & Gutter)	SF	16020	\$0.30	\$4,800
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	5863	\$15.00	\$87,900
15	Traffic Signals	EA	2	\$320,000.00	\$640,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	10680	\$6.00	\$64,100
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	890	\$115.00	\$102,400
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	1780	\$12.00	\$21,400
23	Median Landscaping	SF	10680	\$4.50	\$48,100
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	1780	\$27.00	\$48,100
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	6	\$6,000.00	\$36,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	1780	\$25.00	\$44,500
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane - North) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	5235	\$2.00	\$10,500
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$2,150,000</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):** \$322,500

**Soft Costs Contingency (17%):** \$365,500



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Credit Phase 1 Summary					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$10,000
2	Excavation	CY	4856	\$7.00	\$34,000
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	16020	\$1.80	\$28,800
4	16" AB (assumes a Traffic Index of 9)	SF	101349	\$2.25	\$228,000
5	5" AC (assumes a Traffic Index of 9)	SF	101349	\$2.70	\$273,600
6	18" AB (assumes a Traffic Index of 11)	SF	65562	\$2.50	\$163,900
7	7" AC (assumes a Traffic Index of 11)	SF	65562	\$4.00	\$262,200
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	166911	\$0.25	\$41,700
11	Subgrade Prep (Curb & Gutter)	SF	16020	\$0.30	\$4,800
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	5863	\$15.00	\$87,900
15	Traffic Signals	EA	2	\$320,000.00	\$640,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	10680	\$6.00	\$64,100
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	890	\$115.00	\$102,400
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	1780	\$12.00	\$21,400
23	Median Landscaping	SF	10680	\$4.50	\$48,100
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	1780	\$27.00	\$48,100
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	6	\$6,000.00	\$36,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	1780	\$25.00	\$44,500
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	5235	\$2.00	\$10,500
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$2,150,000</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$322,500

Soft Costs Contingency (17/): \$365,500

**TOTAL CIRCULATION \$2,838,000**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Credit Phase 1 Ferrari Ranch Road 2 (V1R3)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	28720	\$2.25	\$64,600
5	5" AC (assumes a Traffic Index of 9)	SF	28720	\$2.70	\$77,500
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	28720	\$0.25	\$7,200
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	2470	\$15.00	\$36,900
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$186,200</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$27,900

Soft Costs Contingency (17/): \$31,700

**TOTAL CIRCULATION \$245,800**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Credit Phase 1 McBean Park Drive 1 (V1R2)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	1651	\$7.00	\$11,600
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	22287	\$2.50	\$55,700
7	7" AC (assumes a Traffic Index of 11)	SF	22287	\$4.00	\$89,100
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	22287	\$0.25	\$5,600
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	175	\$15.00	\$2,600
15	Traffic Signals	EA	1	\$320,000.00	\$320,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	1050	\$2.00	\$2,100
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$486,700</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$73,100

**Soft Costs Contingency (17/):** \$82,700

**TOTAL CIRCULATION** **\$642,500**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Credit Phase 1 McBean Park Drive 2 (V1R19)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	317	\$7.00	\$2,200
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	4275	\$2.50	\$10,700
7	7" AC (assumes a Traffic Index of 11)	SF	4275	\$4.00	\$17,100
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	4275	\$0.25	\$1,100
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	238	\$15.00	\$3,600
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	1425	\$2.00	\$2,900
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$37,600</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$5,600

**Soft Costs Contingency (17/):** \$6,400

**TOTAL CIRCULATION** **\$49,600**

<b>Engineer's Opinion of Costs</b> <b>Village 1 - Backbone Roadway System</b> <b>PFE Credit Phase 1 McBean Park Drive 3 (V1R19)</b>					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0.2	\$50,000.00	\$10,000
2	Excavation	CY	453	\$7.00	\$3,200
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	6120	\$2.50	\$15,300
7	7" AC (assumes a Traffic Index of 11)	SF	6120	\$4.00	\$24,500
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	6120	\$0.25	\$1,500
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	340	\$15.00	\$5,100
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	2040	\$2.00	\$4,100
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$63,700</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):**

\$9,600

**Soft Costs Contingency (17%):**

\$10,800

<b>Engineer's Opinion of Costs</b> <b>Village 1 - Backbone Roadway System</b> <b>PFE Credit Phase 1 McBean Park Drive 4 (V1R19)</b>					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	160	\$7.00	\$1,100
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	2160	\$2.50	\$5,400
7	7" AC (assumes a Traffic Index of 11)	SF	2160	\$4.00	\$8,600
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	2160	\$0.25	\$500
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	120	\$15.00	\$1,800
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	720	\$2.00	\$1,400
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$18,800</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):**

\$2,800

**Soft Costs Contingency (17%):**

\$3,200

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
Phase 1 McBean Park Drive 5 (V1R19)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	613	\$7.00	\$4,300
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	8280	\$2.50	\$20,700
7	7" AC (assumes a Traffic Index of 11)	SF	8280	\$4.00	\$33,100
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	8280	\$0.25	\$2,100
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	345	\$15.00	\$5,200
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$65,400</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$9,800

Soft Costs Contingency (17/): \$11,100

**TOTAL CIRCULATION \$86,300**



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
Phase 1 State Route 193 3 (V1R20-21)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0.00	\$50,000.00	\$0
2	Excavation	CY	1662	\$7.00	\$11,600
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	22440	\$2.50	\$56,100
7	7" AC (assumes a Traffic Index of 11)	SF	22440	\$4.00	\$89,800
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	22440	\$0.25	\$5,600
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	635	\$15.00	\$9,500
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$172,600</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$25,900

Soft Costs Contingency (17/): \$29,300

**TOTAL CIRCULATION \$227,800**



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Credit Phase 1 Oak Tree Lane 8 (V1R7)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	40589	\$2.25	\$91,300
5	5" AC (assumes a Traffic Index of 9)	SF	40589	\$2.70	\$109,600
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	40589	\$0.25	\$10,100
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	650	\$15.00	\$9,800
15	Traffic Signals	EA	1	\$320,000.00	\$320,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$540,800</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$81,100

Soft Costs Contingency (17/): \$91,900

**TOTAL CIRCULATION \$713,800**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Credit Phase 1 Oak Tree Lane 9 (V1R5-6)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	16020	\$1.80	\$28,800
4	16" AB (assumes a Traffic Index of 9)	SF	32040	\$2.25	\$72,100
5	5" AC (assumes a Traffic Index of 9)	SF	32040	\$2.70	\$86,500
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	32040	\$0.25	\$8,000
11	Subgrade Prep (Curb & Gutter)	SF	16020	\$0.30	\$4,800
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	890	\$15.00	\$13,400
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	10680	\$6.00	\$64,100
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	890	\$115.00	\$102,400
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	1780	\$12.00	\$21,400
23	Median Landscaping	SF	10680	\$4.50	\$48,100
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	1780	\$27.00	\$48,100
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	6	\$6,000.00	\$36,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	1780	\$25.00	\$44,500
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$578,200</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$86,700

**Soft Costs Contingency (17/):** \$98,400

**TOTAL CIRCULATION** **\$763,300**

<b>Engineer's Opinion of Costs</b> <b>Village 1 - Backbone Roadway System</b> <b>PFE Summary</b>					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	3	\$50,000.00	\$150,000
2	Excavation	CY	24848	\$7.00	\$173,900
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	37815	\$1.80	\$68,100
4	16" AB (assumes a Traffic Index of 9)	SF	340596	\$2.25	\$766,300
5	5" AC (assumes a Traffic Index of 9)	SF	340596	\$2.70	\$919,600
6	18" AB (assumes a Traffic Index of 11)	SF	185447	\$2.50	\$463,700
7	7" AC (assumes a Traffic Index of 11)	SF	185447	\$4.00	\$741,800
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	15420	\$1.20	\$18,500
10	Subgrade Street Prep (Street)	SF	526043	\$0.25	\$131,500
11	Subgrade Prep (Curb & Gutter)	SF	37815	\$0.30	\$11,400
12	Subgrade Prep (AB Shoulder)	SF	15420	\$0.30	\$4,700
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	14933	\$15.00	\$224,000
15	Traffic Signals	EA	5	\$320,000.00	\$1,600,000
16	Future Traffic Signal	EA	2	\$275,000.00	\$550,000
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	14010	\$6.00	\$84,100
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	600	\$115.00	\$69,000
21	Underground Existing Utilities in Joint Trench	LF	1355	\$360.00	\$487,800
22	Type 5 Curb Median	LF	13575	\$12.00	\$162,900
23	Median Landscaping	SF	94295	\$4.50	\$424,400
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	7935	\$27.00	\$214,300
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	58	\$6,000.00	\$348,000
30	Sawcut and Pavement Removal Median	LF	1835	\$20.00	\$36,700
31	Sawcut and Pavement Removal	LF	5600	\$3.00	\$16,800
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	6955	\$25.00	\$173,900
34	ROW Acquisition (Ferrari Ranch Road) **	LS	1	\$100,000.00	\$100,000
35	ROW Acquisition (Oak Tree Lane) **	LS	1	\$500,000.00	\$500,000
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	226280	\$2.00	\$452,500
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	1765	\$45.00	\$79,400
45	FRR Supplemental Topo + Aerial Topo	JOB	1	\$12,500.00	\$12,500
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	2	\$100,000.00	\$200,000
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	1	\$5,500,000.00	\$5,500,000
<b>Construction Total:</b>					<b>\$14,685,800</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):** \$2,202,800

**Soft Costs Contingency (17%):** \$2,496,600

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 Summary					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	1	\$50,000.00	\$50,000
2	Excavation	CY	20106	\$7.00	\$140,700
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	15000	\$1.80	\$27,000
4	16" AB (assumes a Traffic Index of 9)	SF	273566	\$2.25	\$615,500
5	5" AC (assumes a Traffic Index of 9)	SF	273566	\$2.70	\$738,600
6	18" AB (assumes a Traffic Index of 11)	SF	121429	\$2.50	\$303,600
7	7" AC (assumes a Traffic Index of 11)	SF	121429	\$4.00	\$485,700
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	2680	\$1.20	\$3,200
10	Subgrade Street Prep (Street)	SF	394995	\$0.25	\$98,700
11	Subgrade Prep (Curb & Gutter)	SF	15000	\$0.30	\$4,500
12	Subgrade Prep (AB Shoulder)	SF	2680	\$0.30	\$800
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	9793	\$15.00	\$146,900
15	Traffic Signals	EA	4	\$320,000.00	\$1,280,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	10000	\$12.00	\$120,000
23	Median Landscaping	SF	60000	\$4.50	\$270,000
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	5000	\$27.00	\$135,000
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	33	\$6,000.00	\$198,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	5000	\$3.00	\$15,000
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	5000	\$25.00	\$125,000
34	ROW Acquisition (Ferrari Ranch Road) **	LS	1	\$100,000.00	\$100,000
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	1	\$12,500.00	\$12,500
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	1	\$100,000.00	\$100,000
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$4,970,700</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):** \$745,600

**Soft Costs Contingency (17%):** \$845,000

**TOTAL CIRCULATION** \$6,561,300

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 McBean Park Drive 6 (V1R19)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	1347	\$7.00	\$9,400
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	18189	\$2.50	\$45,500
7	7" AC (assumes a Traffic Index of 11)	SF	18189	\$4.00	\$72,800
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	18189	\$0.25	\$4,500
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	598	\$15.00	\$9,000
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$141,200</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$21,200

Soft Costs Contingency (17/): \$24,000

**TOTAL CIRCULATION \$186,400**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 McBean Park Drive 7 (V1R19)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	5437	\$7.00	\$38,100
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	73400	\$2.50	\$183,400
7	7" AC (assumes a Traffic Index of 11)	SF	73400	\$4.00	\$293,500
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	73400	\$0.25	\$18,400
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	1835	\$15.00	\$27,500
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$560,900</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$84,100

Soft Costs Contingency (17/): \$95,400

**TOTAL CIRCULATION \$740,400**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 State Route 193 1 (V1R20)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	920	\$7.00	\$6,400
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	12420	\$2.50	\$31,100
7	7" AC (assumes a Traffic Index of 11)	SF	12420	\$4.00	\$49,700
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	12420	\$0.25	\$3,100
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	380	\$15.00	\$5,700
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$96,000</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$14,400

Soft Costs Contingency (17/): \$16,300

**TOTAL CIRCULATION \$126,700**



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 State Route 193 2 (V1R20)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	1290	\$7.00	\$9,000
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	17420	\$2.50	\$43,600
7	7" AC (assumes a Traffic Index of 11)	SF	17420	\$4.00	\$69,700
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	2680	\$1.20	\$3,200
10	Subgrade Street Prep (Street)	SF	17420	\$0.25	\$4,400
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	2680	\$0.30	\$800
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	1340	\$15.00	\$20,100
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$150,800</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$22,600

Soft Costs Contingency (17/): \$25,600

**TOTAL CIRCULATION \$199,000**



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 Ferrari Ranch Road 1 (V1R1)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	1	\$50,000.00	\$50,000
2	Excavation	CY	11111	\$7.00	\$77,800
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	15000	\$1.80	\$27,000
4	16" AB (assumes a Traffic Index of 9)	SF	150000	\$2.25	\$337,400
5	5" AC (assumes a Traffic Index of 9)	SF	150000	\$2.70	\$405,000
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	150000	\$0.25	\$37,400
11	Subgrade Prep (Curb & Gutter)	SF	15000	\$0.30	\$4,500
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	5000	\$15.00	\$75,000
15	Traffic Signals	EA	2	\$320,000.00	\$640,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	10000	\$12.00	\$120,000
23	Median Landscaping	SF	60000	\$4.50	\$270,000
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	5000	\$27.00	\$135,000
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	33	\$6,000.00	\$198,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	5000	\$3.00	\$15,000
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	5000	\$25.00	\$125,000
34	ROW Acquisition (Ferrari Ranch Road) **	LS	1	\$100,000.00	\$100,000
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	1	\$12,500.00	\$12,500
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	1	\$100,000.00	\$100,000
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$2,729,600</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):** \$409,500

**Soft Costs Contingency (17%):** \$464,000

**TOTAL CIRCULATION \$3,603,100**

2) Frontage Landscaping is assumed to be 10' wide and keeping the existing AC trail.

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Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 Oak Tree Lane 10 (V1R8-9)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	90076	\$2.25	\$202,700
5	5" AC (assumes a Traffic Index of 9)	SF	90076	\$2.70	\$243,200
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	90076	\$0.25	\$22,500
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	640	\$15.00	\$9,600
15	Traffic Signals	EA	1	\$320,000.00	\$320,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$798,000</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$119,700

**Soft Costs Contingency (17/):** \$135,700

**TOTAL CIRCULATION \$1,053,400**

622

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 3 Oak Tree Lane 11 (V1R10-12)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	33490	\$2.25	\$75,400
5	5" AC (assumes a Traffic Index of 9)	SF	33490	\$2.70	\$90,400
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	33490	\$0.25	\$8,400
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	0	\$15.00	\$0
15	Traffic Signals	EA	1	\$320,000.00	\$320,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					\$494,200

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$74,100

**Soft Costs Contingency (17/):** \$84,000

**TOTAL CIRCULATION** **\$652,300**

623

**Engineer's Opinion of Costs**
**Village 1 - Backbone Roadway System**
**PFE Phase 4 Summary**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	2874	\$7.00	\$20,100
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	38798	\$2.50	\$97,000
7	7" AC (assumes a Traffic Index of 11)	SF	38798	\$4.00	\$155,200
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	8860	\$1.20	\$10,600
10	Subgrade Street Prep (Street)	SF	38798	\$0.25	\$9,700
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	8860	\$0.30	\$2,700
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	2215	\$15.00	\$33,200
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	2595	\$12.00	\$31,100
23	Median Landscaping	SF	28415	\$4.50	\$127,900
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	12	\$6,000.00	\$72,000
30	Sawcut and Pavement Removal Median	LF	1835	\$20.00	\$36,700
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	179720	\$2.00	\$359,400
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$955,600</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$143,300

**Soft Costs Contingency (17/):** \$162,500

**TOTAL CIRCULATION** \$1,261,400

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 4 McBean Park Drive 8 (V1R17)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	2142	\$7.00	\$15,000
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	28918	\$2.50	\$72,300
7	7" AC (assumes a Traffic Index of 11)	SF	28918	\$4.00	\$115,700
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	7340	\$1.20	\$8,800
10	Subgrade Street Prep (Street)	SF	28918	\$0.25	\$7,200
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	7340	\$0.30	\$2,200
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	1835	\$15.00	\$27,500
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	1835	\$12.00	\$22,000
23	Median Landscaping	SF	23855	\$4.50	\$107,400
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	12	\$6,000.00	\$72,000
30	Sawcut and Pavement Removal Median	LF	1835	\$20.00	\$36,700
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	161480	\$2.00	\$322,900
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$809,700</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$121,400

Soft Costs Contingency (17/): \$137,700

**TOTAL CIRCULATION \$1,068,800**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 4 State Route 193 7 (V1R18)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	732	\$7.00	\$5,100
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	9880	\$2.50	\$24,700
7	7" AC (assumes a Traffic Index of 11)	SF	9880	\$4.00	\$39,500
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	1520	\$1.20	\$1,800
10	Subgrade Street Prep (Street)	SF	9880	\$0.25	\$2,500
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	1520	\$0.30	\$500
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	380	\$15.00	\$5,700
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	760	\$12.00	\$9,100
23	Median Landscaping	SF	4560	\$4.50	\$20,500
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	18240	\$2.00	\$36,500
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$145,900</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$21,900

Soft Costs Contingency (17/): \$24,800

**TOTAL CIRCULATION \$192,600**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 5 Summary					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	1	\$50,000.00	\$50,000
2	Excavation	CY	1868	\$7.00	\$13,100
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	12195	\$1.80	\$22,000
4	16" AB (assumes a Traffic Index of 9)	SF	24390	\$2.25	\$54,900
5	5" AC (assumes a Traffic Index of 9)	SF	24390	\$2.70	\$65,900
6	18" AB (assumes a Traffic Index of 11)	SF	25220	\$2.50	\$63,100
7	7" AC (assumes a Traffic Index of 11)	SF	25220	\$4.00	\$100,900
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	3880	\$1.20	\$4,700
10	Subgrade Street Prep (Street)	SF	49610	\$0.25	\$12,400
11	Subgrade Prep (Curb & Gutter)	SF	12195	\$0.30	\$3,700
12	Subgrade Prep (AB Shoulder)	SF	3880	\$0.30	\$1,200
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	2325	\$15.00	\$34,900
15	Traffic Signals	EA	1	\$320,000.00	\$320,000
16	Future Traffic Signal	EA	1	\$275,000.00	\$275,000
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	8130	\$6.00	\$48,800
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	1355	\$360.00	\$487,800
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	1355	\$27.00	\$36,600
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	9	\$6,000.00	\$54,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	1355	\$25.00	\$33,900
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	46560	\$2.00	\$93,100
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	1765	\$45.00	\$79,400
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	1	\$100,000.00	\$100,000
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$1,955,400</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$293,300

Soft Costs Contingency (17/): \$332,400

**TOTAL CIRCULATION \$2,581,100**



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 5 State Route 193 8 (V1R18)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	1868	\$7.00	\$13,100
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	25220	\$2.50	\$63,100
7	7" AC (assumes a Traffic Index of 11)	SF	25220	\$4.00	\$100,900
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	3880	\$1.20	\$4,700
10	Subgrade Street Prep (Street)	SF	25220	\$0.25	\$6,300
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	3880	\$0.30	\$1,200
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	970	\$15.00	\$14,600
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	46560	\$2.00	\$93,100
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$297,000</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):** \$44,500

**Soft Costs Contingency (17%):** \$50,400

**TOTAL CIRCULATION** **\$391,900**



Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 5 State Route 193 9 (V1R21)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	0	\$1.80	\$0
4	16" AB (assumes a Traffic Index of 9)	SF	0	\$2.25	\$0
5	5" AC (assumes a Traffic Index of 9)	SF	0	\$2.70	\$0
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	0	\$0.25	\$0
11	Subgrade Prep (Curb & Gutter)	SF	0	\$0.30	\$0
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	0	\$15.00	\$0
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	1	\$275,000.00	\$275,000
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	0	\$27.00	\$0
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$275,000</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$41,300

Soft Costs Contingency (17/): \$46,800

**TOTAL CIRCULATION \$363,100**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 5 Sierra College Boulevard 1 (V1R4)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	1	\$50,000.00	\$50,000
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	12195	\$1.80	\$22,000
4	16" AB (assumes a Traffic Index of 9)	SF	24390	\$2.25	\$54,900
5	5" AC (assumes a Traffic Index of 9)	SF	24390	\$2.70	\$65,900
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	24390	\$0.25	\$6,100
11	Subgrade Prep (Curb & Gutter)	SF	12195	\$0.30	\$3,700
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	1355	\$15.00	\$20,300
15	Traffic Signals	EA	1	\$320,000.00	\$320,000
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	8130	\$6.00	\$48,800
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	1355	\$360.00	\$487,800
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	1355	\$27.00	\$36,600
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	9	\$6,000.00	\$54,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	1355	\$25.00	\$33,900
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	1765	\$45.00	\$79,400
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	1	\$100,000.00	\$100,000
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$1,383,400</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15%):** \$207,500

**Soft Costs Contingency (17%):** \$235,200

**TOTAL CIRCULATION \$1,826,100**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 7 Summary					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	1	\$50,000.00	\$50,000
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	10620	\$1.80	\$19,100
4	16" AB (assumes a Traffic Index of 9)	SF	42640	\$2.25	\$95,900
5	5" AC (assumes a Traffic Index of 9)	SF	42640	\$2.70	\$115,100
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	42640	\$0.25	\$10,700
11	Subgrade Prep (Curb & Gutter)	SF	10620	\$0.30	\$3,200
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	600	\$15.00	\$9,000
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	1	\$275,000.00	\$275,000
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	5880	\$6.00	\$35,300
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	600	\$115.00	\$69,000
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	980	\$12.00	\$11,800
23	Median Landscaping	SF	5880	\$4.50	\$26,500
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	1580	\$27.00	\$42,700
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	4	\$6,000.00	\$24,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	600	\$3.00	\$1,800
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	600	\$25.00	\$15,000
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	1	\$500,000.00	\$500,000
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	1	\$5,500,000.00	\$5,500,000
<b>Construction Total:</b>					<b>\$6,804,100</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$1,020,600

Soft Costs Contingency (17/): \$1,156,700

**TOTAL CIRCULATION \$8,981,400**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 7 Oak Tree Lane 12 (V1R12-15)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	0	\$50,000.00	\$0
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	8820	\$1.80	\$15,900
4	16" AB (assumes a Traffic Index of 9)	SF	37240	\$2.25	\$83,700
5	5" AC (assumes a Traffic Index of 9)	SF	37240	\$2.70	\$100,500
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	37240	\$0.25	\$9,300
11	Subgrade Prep (Curb & Gutter)	SF	8820	\$0.30	\$2,700
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	0	\$15.00	\$0
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	1	\$275,000.00	\$275,000
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	5880	\$6.00	\$35,300
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	0	\$115.00	\$0
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	980	\$12.00	\$11,800
23	Median Landscaping	SF	5880	\$4.50	\$26,500
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	980	\$27.00	\$26,500
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	0	\$6,000.00	\$0
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	0	\$3.00	\$0
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	0	\$25.00	\$0
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane) **	LS	1	\$500,000.00	\$500,000
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	1	\$5,500,000.00	\$5,500,000
<b>Construction Total:</b>					<b>\$6,587,200</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

Contingency Based upon Hard Costs (15/): \$988,100

Soft Costs Contingency (17/): \$1,119,800

**TOTAL CIRCULATION \$8,695,100**

Engineer's Opinion of Costs					
Village 1 - Backbone Roadway System					
PFE Phase 7 Virginiatown Road 2 (V1R16)					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>Backbone Roadway System</b>					
1	Mobilization	JOB	1	\$50,000.00	\$50,000
2	Excavation	CY	0	\$7.00	\$0
3	4" AB (Under Curb & Gutter and Sidewalk)	SF	1800	\$1.80	\$3,200
4	16" AB (assumes a Traffic Index of 9)	SF	5400	\$2.25	\$12,200
5	5" AC (assumes a Traffic Index of 9)	SF	5400	\$2.70	\$14,600
6	18" AB (assumes a Traffic Index of 11)	SF	0	\$2.50	\$0
7	7" AC (assumes a Traffic Index of 11)	SF	0	\$4.00	\$0
8	Decomposed Granite Trail (4' width, 4" thick)	SF	0	\$1.80	\$0
9	4" AB Shoulder (2' width)	SF	0	\$1.20	\$0
10	Subgrade Street Prep (Street)	SF	5400	\$0.25	\$1,400
11	Subgrade Prep (Curb & Gutter)	SF	1800	\$0.30	\$500
12	Subgrade Prep (AB Shoulder)	SF	0	\$0.30	\$0
13	Subgrade Prep (DG Trail)	SF	0	\$0.30	\$0
14	Signing and Striping (36' ROW)*	LF	600	\$15.00	\$9,000
15	Traffic Signals	EA	0	\$320,000.00	\$0
16	Future Traffic Signal	EA	0	\$275,000.00	\$0
17	Signalized Intersection	EA	0	\$900,000.00	\$0
18	Sidewalk, Concrete	SF	0	\$6.00	\$0
19	Roundabout	EA	0	\$100,000.00	\$0
20	Joint Trench	LF	600	\$115.00	\$69,000
21	Underground Existing Utilities in Joint Trench	LF	0	\$360.00	\$0
22	Type 5 Curb Median	LF	0	\$12.00	\$0
23	Median Landscaping	SF	0	\$4.50	\$0
24	Frontage Landscaping	SF	0	\$4.50	\$0
25	Signal Conduit and Wiring	EA	0	\$75,000.00	\$0
26	Curb and Gutter	LF	600	\$27.00	\$16,200
27	AC Driveway (Per Approx. 12' wide)	EA	0	\$960.00	\$0
28	Irrigation Sleeves	LF	0	\$15.00	\$0
29	Street Lights (every 150 LF)	EA	4	\$6,000.00	\$24,000
30	Sawcut and Pavement Removal Median	LF	0	\$20.00	\$0
31	Sawcut and Pavement Removal	LF	600	\$3.00	\$1,800
32	Reconstruct Ditches	LF	0	\$3.00	\$0
33	Erosion Control	LF	600	\$25.00	\$15,000
34	ROW Acquisition (Ferrari Ranch Road) **	LS	0	\$100,000.00	\$0
35	ROW Acquisition (Oak Tree Lane - North) **	LS	0	\$500,000.00	\$0
36	ROW Acquisition (Oak Tree Lane - South) ***	LS	0	\$50,000.00	\$0
37	Grind and Remove Pavement	SF	0	\$3.00	\$0
38	Grind and Overlay	SF	0	\$2.00	\$0
39	Retrofit Utilities	EA	0	\$3,000.00	\$0
40	Dewatering - Ferrari Ranch Road	EA	0	\$25,000.00	\$0
41	Dewatering - Oak Tree near So. Ingram Slough	EA	0	\$50,000.00	\$0
42	Dewatering - Oak Tree near new lake	EA	0	\$75,000.00	\$0
43	Golf Course Fence and Netting	LF	0	\$133.00	\$0
44	Split Rail Fencing	LF	0	\$45.00	\$0
45	FRR Supplemental Topo + Aerial Topo	JOB	0	\$12,500.00	\$0
46	Remediation Trench and Monitoring	JOB	0	\$1,000,000.00	\$0
47	Traffic Control	JOB	0	\$100,000.00	\$0
48	Traffic Control Oak Tree Lane	JOB	0	\$250,000.00	\$0
49	Bridge (at Auburn Ravine on Oak Tree Lane)	EA	0	\$5,500,000.00	\$0
<b>Construction Total:</b>					<b>\$216,900</b>

\* Cost per linear foot of roadway.

\*\* ROW Acquisition includes mapping, purchasing the land,

\*\*\* ROW Acquisition includes mapping.

**Contingency Based upon Hard Costs (15/):** \$32,500

**Soft Costs Contingency (17/):** \$36,900

**TOTAL CIRCULATION** **\$286,300**

**APPENDIX 17**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Amenities PFE Costs**

<b>Engineer's Opinion of Costs</b> <b>Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b> <b>PFE Credit Summary</b>					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	24920	\$4.50	\$112,200
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station* / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$112,200</b>

**Contingency Based upon Hard Costs (15%):** \$16,800

**Soft Costs Contingency (17%):** \$19,100

**Regional Park Acquisition\*\*** \$0

**TOTAL AMENITIES** **\$148,100**

\* Assumes NID jurisdiction has expanded, therefore no additional Pumping Station is required near Regional Park.

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

<b>Engineer's Opinion of Costs</b> <b>Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b> <b>PFE Credit Phase 1 Summary</b>					
Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	24920	\$4.50	\$112,200
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station* / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$112,200</b>

**Contingency Based upon Hard Costs (15%):** \$16,800

**Soft Costs Contingency (17%):** \$19,100

**Regional Park Acquisition** \$0

**TOTAL AMENITIES** **\$148,100**

\* Assumes NID jurisdiction has expanded, therefore no additional Pumping Station is required near Regional Park.

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.



**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition**
**PFE Credit Phase 1 Oak Tree Lane 6 (V1FL4)**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	17220	\$4.50	\$77,500
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$77,500</b>

**Contingency Based upon Hard Costs (15%):** \$11,600

**Soft Costs Contingency (17%):** \$13,200

**Regional Park Acquisition** \$0

**TOTAL AMENITIES** **\$102,300**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition**
**PFE Credit Phase 1 Oak Tree Lane 7 (V1FL3)**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	7700	\$4.50	\$34,700
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$34,700</b>

**Contingency Based upon Hard Costs (15%):** \$5,200

**Soft Costs Contingency (17%):** \$5,900

**Regional Park Acquisition** \$0

**TOTAL AMENITIES** **\$45,800**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

<b>Engineer's Opinion of Costs</b>					
<b>Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
<b>Summary</b>					
<b>Item #</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	183375	\$4.50	\$825,200
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station* / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$825,200</b>

**Contingency Based upon Hard Costs (15%):** \$123,800

**Soft Costs Contingency (17%):** \$140,400

**Regional Park Acquisition\*\*** \$0

**TOTAL AMENITIES** **\$1,089,400**

\* Assumes NID jurisdiction has expanded, therefore no additional Pumping Station is required near Regional Park.

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition**
**PFE Phase 3 Summary**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	50000	\$4.50	\$225,000
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$225,000</b>

**Contingency Based upon Hard Costs (15%):** \$33,800

**Soft Costs Contingency (17%):** \$38,300

**Regional Park Acquisition** \$0

**TOTAL AMENITIES** **\$297,100**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition  
PFE Phase 3 Ferrari Ranch Road 1 (V1FL1)**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	50000	\$4.50	\$225,000
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$225,000</b>

Contingency Based upon Hard Costs (15%): \$33,800

Soft Costs Contingency (17%): \$38,300

Regional Park Acquisition \$0

**TOTAL AMENITIES \$297,100**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition**
**PFE Phase 4 Summary**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	128450	\$4.50	\$578,000
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$578,000</b>

**Contingency Based upon Hard Costs (15%):** \$86,700

**Soft Costs Contingency (17%):** \$98,300

**Regional Park Acquisition** \$0

**TOTAL AMENITIES \$763,000**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition  
PFE Phase 4 McBean Park Drive 8 (V1FL2)**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	128450	\$4.50	\$578,000
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$578,000</b>

Contingency Based upon Hard Costs (15%): \$86,700

Soft Costs Contingency (17%): \$98,300

Regional Park Acquisition \$0

**TOTAL AMENITIES \$763,000**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.



**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition**
**Phase 7 Summary**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	4925	\$4.50	\$22,200
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$22,200</b>

Contingency Based upon Hard Costs (15%): \$3,300

Soft Costs Contingency (17%): \$3,800

Regional Park Acquisition \$0

**TOTAL AMENITIES \$29,300**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition**
**PFE Phase 7 Oak Tree Lane 12 (V1FL5)**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	1925	\$4.50	\$8,700
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$8,700</b>

**Contingency Based upon Hard Costs (15%):** \$1,300

**Soft Costs Contingency (17%):** \$1,500

**Regional Park Acquisition** \$0

**TOTAL AMENITIES** **\$11,500**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**Engineer's Opinion of Costs**
**Village 1 - Amenities - Includes Non-Potable Water, Frontage Landscaping & Regional Park Acquisition  
PFE Phase 7 Virginiatown Road 2 (V1FL6)**

Item #	Description	Unit	Quantity	Unit Price	Amount
<b>AMENITIES - Includes Non-Potable Water, Frontage Landscaping &amp; Regional Park Acquisition</b>					
1	6" Non-Potable Water Line	LF	0	\$27.00	\$0
2	8" Non-Potable Water Line	LF	0	\$30.00	\$0
3	10" Non-Potable Water Line	LF	0	\$44.00	\$0
4	12" Non-Potable Water Line	LF	0	\$45.00	\$0
5	Temporary Connection to Domestic w/ Backflow Prevention	EA	0	\$25,000.00	\$0
6	Frontage Landscaping	SF	3000	\$4.50	\$13,500
7	Water Valves (Assume every 500')	EA	0	\$2,500.00	\$0
8	Booster Pump	EA	0	\$75,000.00	\$0
9	Pumping Station / Filtration / Standpipe	EA	0	\$350,000.00	\$0
10	Flushing Hydrant (End of Line)	EA	0	\$6,000.00	\$0
11	Intake	EA	0	\$45,000.00	\$0
12	De-chlorination Station	EA	0	\$75,000.00	\$0
13	Lake Aeration - Oak Tree Lane (Walkup Ranch)	EA	0	\$50,000.00	\$0
14	NID Water Diversion Gate	EA	0	\$15,000.00	\$0
15	Lake Grading	CY	0	\$3.75	\$0
16	Lake Stabilization	SF	0	\$1.33	\$0
<b>Construction Total:</b>					<b>\$13,500</b>

Contingency Based upon Hard Costs (15%): \$2,000

Soft Costs Contingency (17%): \$2,300

Regional Park Acquisition \$0

**TOTAL AMENITIES \$17,800**

\*\* Assumes Regional Park to be purchased in 2 phases; First Phase will be 28.6 acres. If Placer County elects to relocate corporation yard, then remaining 4 acres will be purchased.

**APPENDIX 18**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Assumptions**

## **Preliminary Opinion of Costs: General Notes and Assumptions**

This estimate has been prepared as a preliminary guide of costs, using engineering judgment, based upon the knowledge available at the time of preparation.

1. Frayji Design Group makes no warranty, either expressed or implied as to the accuracy of this estimate.
2. This estimate is prepared without the benefit of a final survey, soils, and wetlands investigations, as well as complete knowledge of existing utilities or accurate location of the existing roads.
3. This estimate includes information based on meetings with the City of Lincoln on April 11, 2016, May 4, 2016, May 10, 2016 and May 12, 2016.
4. The cost opinions presented are based on historical information and do not account for future inflation.
5. The costs represent capital costs, not the costs associated with cash flow or the cost of financing.
6. This Cost estimate is for off-site infrastructure and improvements needed according to the Specific Plan and do not include other costs including in-tract costs, utilities connections, custom frontage improvements, decorative elements, and temporary water connections, with the exception of the temporary water traversing the Leavell and Silverado Hidden Hills properties.
7. The following dwelling units per acre were used in the financing plan calculations:

Zoning	Dwelling Units per Acre
VCE	2
VLDR	4
VMDR	8
VHDR	18
VMU	18
8. The Finance plan is based on the principal that PFE fees collected from Village 1 projects will be used for PFE improvements in Village 1 before they are used for other purposes.
9. The unit prices used are based on engineering judgment and updated 2016 costs supplied by Teichert Construction.

10. The regional park parcel will be purchased for \$675,000 from Placer County and the existing Placer County corporation yard is assumed to remain in the current location. The regional park will be programmed in such a way to screen the existing facilities. Should Placer County elect to relocate at a later date Village 1 will purchase the 4.1 acre site for \$175,000.
11. Due to the preliminary nature of the cost estimates not all necessary cost items may have been considered or included. At final design additional items may be discovered and or be required. The final cost will include all of the costs that a developer will incur to complete the facilities.
12. Cost estimate tables included in the Report represent estimated construction costs. Future phases will pay escalated Phase 1 & 2 Combined assessments until prior phases have been reimbursed, in accordance with Volume 1 - Finance Plan Policy and Strategy.

**Additional Assumptions:**

1. All quantities are based on the Village 1 Specific Plan, tentative maps and discussions with the City of Lincoln and are subject to change in final design.
2. Areas and Zoning are based on Developable Areas for VCE, VLDR, VMDR, VHDR, and VMU Land Uses from the Specific Plan.
3. The area used in spreading the estimated cost only considers developable area and does not include: right of way, park and open space land that was designated as developable in the Village 1 Specific Plan.
4. It is assumed that the infrastructure will be built in sequence and if developers build out of sequence or more than their "fair share", will need to wait for repayment until the plan has collected funds for reimbursement.

5. The 17.00% soft costs assume these cost percentages:

Plan Check & Inspection	5.0%
Soil Inspection	1.5%
Bond Fee	1.0%
Engineering and Staking	9.5%
Soft Cost Total	17.00%

The above percentages are for budgetary purposes and are subject to change. Soft costs will be based on actual incurred costs.

6. A City Administration Fee has been included in the plan which equates to 1.50% of the estimated construction costs (pre-contingency). This item is being tracked in Appendix 29 and is in addition to the Village 1 Infrastructure Plan Area (per Developable Area) Fee.
7. Improvements will be designed and constructed in accordance with City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards.

Circulation:

1. The pavement sections used represent what is currently in place or what has been used by projects in the area in the past. The sections may be changed as detailed soils analysis is completed.
2. City has proposed to include in the PFE 2 lanes of McBean Park Drive/State Route 193 from Ferrari Ranch Road to the North/South Collector. In addition, the current PFE includes half roadway frontage improvements, including 1 lane, 1 NEV lane, half median and landscaping along the entire southern frontage of McBean Park Drive from Ferrari Ranch Road to Oak Tree lane
3. Earthwork on all roads is assumed to be completed with the adjacent associated subdivisions except for the following:

Ferrari Ranch Road south of McBean Park Drive is assumed to have excavation and finish grading to a 2 foot of depth per square foot of road.

McBean Park Drive and State Route 193 are assumed to have excavation and finish grading to a 2 foot depth per square foot of road.



Oak Tree Lane south of McBean Park Drive and State Route 193 to the end of the Hidden Hills Subdivision is assumed to have excavation based on a preliminary grading calculation.

4. The Specific Plan mitigation includes placing two traffic signals on Ferrari Ranch Road between McBean Park Drive and the existing bridge north of Lincoln Parkway and constructing two additional lanes of traffic. These will be funded through the PFE program.
5. Mobilization costs assume each section will be completed separately, however some portions that should be constructed at the same time have been combined and the mobilization cost reduced.
6. Traffic control is combined in road sections that should be completed in the same contract. The circulation section including the Oak Tree Lane and McBean Park Drive intersection has a special traffic control cost due to its complexity.
7. At the 193/McBean Park Drive, Oak Tree Lane intersection, the estimates have been prepared assuming the SW approach will not need additional paving for a deceleration or turn lane.
8. Right-of-Way for Ferrari Ranch Road and Oak Tree Lane will be dedicated to the City at no cost by the appropriate property owners as part of their final maps, with the exception of Oak Tree Lane traversing the Ryan parcel (APN: 021-231-059). The finance plan has budgeted \$500,000 for right-of-way acquisition including mapping, potential wetland permitting, and potential wetland mitigation for this section of road.
9. The Approved Circulation Phasing Table shows the City approved timing of when key infrastructure roads must be in use based upon the number of building permits issued.

**Drainage:**

1. Drainage is based on the Village 1 specific plan and updated to include changes based on tentative map information.
2. The cost estimates assume the drainage pipe will be HDPE.
3. Costs do not include hydromodification for specific projects.
4. Current culvert crossings are sound enough to allow them to be extended.

Sewer:

1. The cost estimates assume that all sewer pipes will be VCP except across the bore and jack.
2. The cost of upsizing sewer pipes to serve properties outside of Village 1 are included in the PFE program.

Water:

1. All water costs are assumed to include necessary appurtenances.
2. The cost of upsizing water pipes to serve properties outside of Village 1 are included in the PFE program.

Amenities:

1. All frontage landscaping will utilize raw water for irrigation.
2. All parks fronting the proposed roads use raw water for irrigation.
3. Frontage Landscaping along "orphaned" parcels, to be completed as part of the PFE program and are included in the Circulation estimate for that road section.
4. Includes the cost for Regional Park acquisition, but does not include costs for Regional Park improvements. Regional Park improvement cost is included in the PFE.

Trails:

1. All trails to be constructed are assumed to be asphalt concrete multi-use. Trails along McBean Park Drive/State Route 193 are assumed to be 8' wide. All other trails are assumed to be 10' wide. All Specific Plan trails have been included and all of Village 1 will be credited their fair share of the Park-Trail impact fee credit.

**APPENDIX 19**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Key Infrastructure Descriptions**

## Backbone Roadway System

Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Ferrari Ranch Road									
1	FRR 1			X					
2	FRR 2	X							
3	FRR 3		X						
4	FRR 4		X						
5	FRR 5			X					
Oak Tree Lane (South)									
6	OTL 1					X			
7	OTL 2				X				
8	OTL 3			X					
9	OTL 4		X						
10	OTL 5		X						
11	OTL 6	X							
12	OTL 7	X							
13	OTL 8	X							
14	OTL 9	X							
Oak Tree Lane (North)									
15	OTL 10			X					
16	OTL 11			X					
17	Auburn Ravine Bridge							X	
18	OTL 12							X	
McBean Park Drive									
19	McBean 1	X							
20	McBean 2	X							
21	McBean 3	X							
22	McBean 4	X							
23	McBean 5	X							
24	McBean 6			X					
25	McBean 7			X					
26	McBean 8				X				

## Backbone Roadway System

Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
State Route 193									
27	SR193 1			X					
28	SR193 2			X					
29	SR193 3	X							
30	SR193 4	X							
31	SR193 5	X							
32	SR193 6			X					
33	SR193 7				X				
34	SR193 8					X			
35	SR193 9					X			
36	SR193 10					X			
37	SR193 11					X			
Collector Loop									
38	CL 1				X				
39	CL 2					X			
40	CL 3						X		
North/South Collector									
41	N/S 1				X				
42	N/S 2					X			
Sierra College Blvd.									
43	SCB 1					X			
Virginiatown Road									
45	VTR 1							X	
46	VTR 2							X	
47	VTR 3							X	
Liberty Lane									
48	L 1				X				

Backbone Drainage System									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Ferrari Ranch Road									
1	FRR 1			X					
2	FRR 2	X							
3	FRR 3	X							
4	FRR 4	X							
5	FRR 5			X					
Auburn Ravine Grading									
6	AR 1	X							
7	AR 2	X							
Oak Tree Lane (South)									
9	OTL 1					X			
10	OTL 2				X				
11	OTL 3			X					
12	OTL 4		X						
13	OTL 5	X							
14	OTL 6	X							
Oak Tree Lane (North)									
15	OTL 7			X					
16	OTL 8			X					
17	OTL 9			X					
18	OTL 10							X	
McBean Park Drive									
19	McBean 1	X							
20	McBean 2	X							
21	McBean 3	X							
22	McBean 4		X						

Backbone Drainage System									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
State Route 193									
23	SR193 1		X						
24	SR193 2	X							
25	SR193 3	X							
Collector Loop									
26	CL 1				X				
27	CL 2					X			
28	CL 3						X		
North/South Collector									
29	N/S 1					X			
Virginiatown Road									
30	VTR 1						X		



BackboneWastewater									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Ferrari Ranch Road									
1	FRR 1	X							
2	AR1 - Auburn Ravine Crossing (Bore & Jack)	X							
3	FRR 2		X						
4	FRR 3		X						
5	FRR 4			X					
Oak Tree Lane (South)									
6	OTL 1					X			
7	OTL 2				X				
8	OTL 3			X					
9	OTL 4		X						
10	OTL 5		X						
11	OTL 6	X							
McBean Park Drive									
12	McBean 1	X							
13	McBean 2	X							
14	McBean 3	X							
Collector Loop									
15	CL 1				X				
16	CL 2					X			
17	CL 3						X		
North/South Collector									
18	N/S 1					X			
Regional Park									
19	Region Park 1				X				
State Route 193									
21	SR193 1	X							

Backbone Raw Water System and Landscaping (Amenities)									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Ferrari Ranch Road									
1	FRR 1			X					
2	FRR 2	X							
3	FRR 3		X						
4	FRR 4			X					
5	FRR 5			X					
Oak Tree Lane (South)									
6	OTL 1					X			
7	OTL 2				X				
8	OTL 3			X					
9	OTL 4		X						
10	OTL 5		X						
11	OTL 6	X							
12	OTL 7	X							
Oak Tree Lane (North)									
13	OTL 8			X					
14	OTL 9			X					
15	OTL 10			X					
16	OTL 11							X	
17	Auburn Ravine Bridge							X	
18	OTL 12							X	
McBean Park Drive									
19	McBean 1	X							
20	McBean 2	X							
21	McBean 3	X							
22	McBean 4				X				
State Route 193									
23	SR193 1	X							
24	SR193 2	X							
25	SR193 3	X							
Collector Loop									
26	CL 1				X				
27	CL 2					X			
28	CL 3						X		
North/South Collector									
29	N/S 1				X				
30	N/S 2					X			
Regional Park									
31	Regional Park 1		X						
Sierra College Boulevard									
32	SCB 1					X			
33	SCB 2					X			
Virginiatown Road									
34	VTR 1							X	
35	VTR 2							X	
36	VTR 3							X	

Backbone Water System									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Ferrari Ranch Road									
1	FRR 1	X							
2	FRR 2	X							
3	FRR 3		X						
Oak Tree Lane (South)									
4	OTL 1					X			
5	OTL 2				X				
6	OTL 3			X					
7	OTL 4		X						
8	OTL 5	X							
9	OTL 6	X							
10	OTL 7	X							
11	OTL 8	X							
12	OTL 9	X							
Oak Tree Lane (North)									
13	OTL 10			X					
14	OTL 11			X					
15	OTL 12							X	
16	Auburn Ravine Bridge							X	
17	OTL 13							X	
McBean Park Drive									
18	McBean 1	X							
State Route 193									
19	SR193 1	X							
20	SR193 2	X							
21	SR193 3	X							
22	SR193 4	X							

Backbone Water System									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Collector Loop									
23	CL 1				X				
24	CL 2					X			
25	CL 3						X		
North/South Collector									
26	N/S 1				X				
27	N/S 2					X			
Virginiatown Road									
28	VTR 1							X	
29	VTR 2							X	
30	VTR 3							X	
Liberty Lane									
31	L 1				X				
Auburn Ravine									
32	AR 1	X							
Tank Laterals									
33	Tank 1			X					
34	Tank 2				X				
Temporary Lines									
35	Temp 1		X						
36	Temp 2	X							

Backbone Trails									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Infrastructure Trails									
Ferrari Ranch Road									
1	FRR 1	X							
2	FRR 2			X					
Oak Tree Lane (North)									
3	OTL 1			X					
4	OTL 2								X
bn	McBean Park Drive								
4	McBean 1	X							
5	McBean 2	X							
6	McBean 3			X					
7	McBean 4			X					
State Route 193									
8	SR193 1					X			
9	SR193 2					X			
10	SR193 3					X			
11	SR193 4					X			
12	SR193 5					X			
North/South Collector									
13	N/S 1					X			
Turkey Creek Golf Course									
14	Golf Course 1								X
Regional Park									
15	Regional Park 1					X			
16	Regional Park 2					X			
Trail to Water Tank									
17	Tank 1				X				

Backbone Trails									
Item #	Description	Constructed in Phase:							
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Non - Infrastructure Trails									
Oak Tree Lane (South)									
18	OTL 1			X					
Ingram Slough									
19	IS 1					X			
20	IS 2			X					
21	IS 3			X					
22	IS 4					X			
23	IS 5							X	
24	IS 6						X		
Hidden Hills									
25	HH 1		X						
Turkey Creek Estates									
26	TCE 1		X						
Regional Park									
27	Regional Park 3					X			
28	Regional Park 4				X				

## Village 1 Infrastructure Finance Plan

### Phase 1 Improvements

Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 1</b>				
<b>Backbone Roadway System</b>				
1	<b>FRR 2</b> - Full ultimate roadway section, excavation, joint trench, street lights, pavement removal, dewatering, irrigation sleeves, erosion control and split rail fencing.	X	X	X
2	<b>OTL 6</b> - Full ultimate roadway section, excavation, joint trench, street lights, erosion control and TCE remediation trench & monitoring.	X		X
3	<b>OTL 7</b> - 1 lane + NEV/shoulder roadway section, 1/2 median curb & landscape, excavation, joint trench, street lights, pavement removal, erosion control and split rail fencing.	X		X
4	<b>OTL 8</b> - Traffic Signal, 1 lane + NEV/shoulder roadway section, 1/2 median curb & landscape, excavation, joint trench, street lights, pavement removal, erosion control and split rail fencing.	X	X	X
5	<b>OTL 9</b> - 1 lane + NEV/shoulder roadway section, 1/2 median curb & landscape, excavation, joint trench, street lights, pavement removal and erosion control.	X	X	X
6	<b>McBean 1</b> - Traffic Signal, 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
7	<b>McBean 2</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
8	<b>McBean 3</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
9	<b>McBean 4</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
10	<b>McBean 5</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
11	<b>SR 193 3</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
12	<b>SR 193 4</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X
13	<b>SR 193 5</b> - 1 lane + NEV/shoulder roadway section, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	X



## Village 1 Infrastructure Finance Plan Phase 1 Improvements

Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Backbone Water System</b>				
14	<b>FRR 1</b> - 12" water line, valves, fire hydrants and appurtenances.	X		X
15	<b>FRR 2</b> - 12" water line, valves, fire hydrants and appurtenances.	X		X
16	<b>OTL 5</b> - 16" water line, valves, fire hydrants and appurtenances. Remove existing 20" water line.	X	X	X
17	<b>OTL 6</b> - 16" water line, valves, fire hydrants and appurtenances.	X		X
18	<b>OTL 7</b> - 16" water line, valves, fire hydrants and appurtenances. Connection to main transmission line.	X	X	X
19	<b>OTL 8</b> - 16" water line, valves, air release valves, fire hydrants and appurtenances.	X	X	X
20	<b>OTL 9</b> - 16" water line, valves, fire hydrants and appurtenances. Connection to main transmission line.	X	X	X
21	<b>McBean 1</b> - 18" water line, valves, fire hydrants and appurtenances. Connect to main transmission line.	X		X
22	<b>SR193 1</b> - 16" water line, valves, fire hydrants and appurtenances.	X	X	X
23	<b>SR193 2</b> - 16" water line, valves, fire hydrants and appurtenances.	X	X	X
24	<b>SR193 3</b> - 12" & 16" water line, valves, fire hydrants and appurtenances.	X	X	X
25	<b>SR193 4</b> - 16" water line, valves, fire hydrants and appurtenances.	X	X	X
26	<b>Auburn Ravine 1</b> - 12" water line by Bore and Jack.	X		See Note 1
27	<b>Temporary 2</b> - 16" water line and valves.	X		See Note 2
<b>Backbone Wastewater System</b>				
28	<b>FRR 1</b> - 12" sewer line, sewer manhole and connection to existing main.	X	X	X
29	<b>Auburn Ravine Crossing</b> - 12" sewer line by Bore and Jack.	X		See Note 1
30	<b>OTL 6</b> - 10", 12", 15" and 18" sewer line and sewer manhole.	X		X
31	<b>McBean 1</b> - 12" sewer line, sewer manhole and connection to existing main.	X		X
32	<b>McBean 2</b> - 12" sewer line and sewer manhole.	X		X
33	<b>McBean 3</b> - 12" sewer line, sewer manhole and connection to existing main.	X		X

## Village 1 Infrastructure Finance Plan Phase 1 Improvements

Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Backbone Drainage System</b>				
34	<b>FRR 2</b> - 12" and 24" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale, storm water quality basins and outfalls.	X		X
35	<b>FRR 3</b> - 12" and 36" storm drain pipe, storm drain manholes and drainage inlets.	X		X
36	<b>FRR 4</b> - 12" , 36" and 42" storm drain pipe, storm drain manholes and drainage inlets.	X		X
37	<b>Auburn Ravine 1</b> - Grading within Auburn Ravine, CLOMR & LOMR, bank stabilization, hydroseed, armoring and tree planting.	X		X
38	<b>Auburn Ravine 2</b> - Grading within Auburn Ravine, CLOMR & LOMR, bank stabilization, hydroseed, armoring and tree planting.	X		X
39	<b>Auburn Ravine 3</b> - Grading within Auburn Ravine, CLOMR & LOMR, bank stabilization, hydroseed, armoring and tree planting.	X		X
40	<b>McBean 1</b> - 60" storm drain pipe, storm drain manholes and drainage inlets.	X		X
41	<b>McBean 2</b> - 60" storm drain pipe and storm drain manholes.	X		X
42	<b>McBean 3</b> - 60" storm drain pipe, storm drain manholes, drainage inlets, 24" culvert extension and headwall retrofit.	X		X
43	<b>SR 193 2</b> - 18" culvert extension, headwall retrofit and outfall.	X		X
44	<b>SR 193 3</b> - 18", 24" and 36" culvert extensions, headwall retrofit and outfall.	X		X
45	<b>OTL 5</b> - 12", 18, 24" and 30" storm drain pipe, storm drain manholes, drainage inlets, storm water quality basins and outfall.	X		X
46	<b>OTL 6</b> - 12", 18, 24" and 30" storm drain pipe, storm drain manholes, drainage inlets, storm water quality basins, outfall, 12'x5.5' arch culvert w/ 48" culvert and wetland mitigation.	X		X
<b>Backbone Raw Water System</b>				
47	<b>FRR 2</b> - 6" raw water line, valves, 15' wide frontage landscaping and temporary connection to domestic.	X		X
48	<b>FRR 3</b> - 15' wide frontage landscaping.	X		X
49	<b>OTL 6</b> - 10" raw water line, valves, booster pumps, 14' wide frontage landscaping and temporary connection to domestic.	X	X	X
50	<b>OTL 7</b> - 12" raw water line, valves and temporary connection to domestic.	X	X	X
51	<b>OTL 8</b> - 12" raw water line, valves, 10' wide frontage landscaping, pump station, intake, de-chlorination station, lake grading and NID water diversion gate.	X		X
52	<b>McBean 1</b> - 12" raw water line and valves.	X		X
53	<b>McBean 2</b> - 12" raw water line and valves.	X		X
54	<b>McBean 3</b> - 12" raw water line and valves.	X		X
55	<b>SR193 1</b> - 6" raw water line and valves.	X		X
56	<b>SR193 2</b> - 6" raw water line and valves.	X		X
57	<b>SR193 3</b> - 6" raw water line, valves and end of line flushing valve.	X		X
<b>Backbone Trails System</b>				
58	<b>FRR 1</b> - 8' wide asphalt trail w/ signing and striping.	X	X	
59	<b>McBean 1</b> - 8' wide asphalt trail w/ signing and striping.	X	X	
60	<b>McBean 2</b> - 8' wide asphalt trail w/ signing and striping.	X	X	

Notes: 1 Bore and jack across Auburn Ravine will required for properties north of Auburn Ravine to build.  
2 Temporary 16" water line may be required if additional water capacity is required.

## Village 1 Infrastructure Finance Plan Phase 2 Improvements

Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 2</b>				
<b>Backbone Roadway System</b>				
1	<b>FRR 3</b> - Full ultimate roadway section, excavation, joint trench, median curb & landscaping, street lights, erosion control, dewatering and split rail fencing.	X		
2	<b>FRR 4</b> - Full ultimate roadway section, excavation, joint trench, median curb & landscaping, street lights, erosion control, dewatering and split rail fencing.	X		
3	<b>OTL 4</b> - Full ultimate roadway section, joint trench, median curb & landscaping, street lights and erosion control.	X		
4	<b>OTL 5</b> - Full ultimate roadway section, joint trench, median curb & landscaping, street lights and erosion control.	X		
<b>Backbone Water System</b>				
5	<b>FRR 3</b> - 12" water line, valves, fire hydrant and appurtenances.	X		
6	<b>OTL 4</b> - 12", 16" and 30" water line, valves, fire hydrant and appurtenances, demolish and remove existing 20" water line.	X	X	
7	<b>Temp 1</b> - 16" water line, valves, and transmission line connection to tank.	X		
<b>Backbone Wastewater System</b>				
8	<b>FRR 2</b> - 10" and 30" sewer line and sewer manholes.	X	X	
9	<b>FRR 3</b> - 10" and 24" sewer line and sewer manholes.	X	X	
10	<b>OTL 4</b> - 10" and 12" sewer line and sewer manholes.	X		
11	<b>OTL 5</b> - 12" sewer line and sewer manholes.	X		
<b>Backbone Drainage System</b>				
12	<b>OTL 4</b> - 12" and 18" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale and outfall.	X		
13	<b>McBean 4</b> - 18", 24", and 36" culvert extension, NID box culvert expansion and headwall retrofit.	X		
14	<b>SR 193 1</b> - 18" culvert extension, headwall retrofit and vegetated drainage swale.	X		
<b>Backbone Raw Water System</b>				
15	<b>FRR 3</b> - 15' wide frontage landscaping.		X	
16	<b>OTL 4</b> - 8" raw water line and water valves.	X		
17	<b>OTL 5</b> - 8" raw water line and water valves.	X		
18	<b>Regional Park 1</b> - 6" raw water line.	X		
<b>Backbone Trails System</b>				
19	<b>HH 1</b> - 10' wide asphalt trail w/ signing and striping.		X	
20	<b>TCE 1</b> - 10' wide asphalt trail w/ signing and striping.		X	

Village 1 Infrastructure Finance Plan Phase 3 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 3</b>				
<b>Backbone Roadway System</b>				
1	<b>FRR 1</b> - Additional 2 lane + 1 NEV lane widening w/ 2 traffic signals , excavation, pavement removal, curb & gutter, median curb & landscaping, street lights, erosion control, ROW acquisition, supplemental topo + aerial topo.		X	
2	<b>FRR 5</b> - Full ultimate roadway section, joint trench, median curb & landscaping, street lights, erosion control and split rail fencing.	X		
3	<b>OTL 3</b> - Full ultimate roadway section, joint trench, median curb & landscaping, street lights and erosion control.	X		
4	<b>OTL 10</b> - Full ultimate 4-lane roadway section (2 lanes to be PFE), joint trench, median curb & landscaping, street lights, erosion control, dewatering - oak tree near new lake and split rail fencing.	X	X	
5	<b>OTL 11</b> - Full ultimate 4-lane roadway section (2 lanes to be PFE), joint trench, median curb & landscaping, street lights, erosion control, dewatering - oak tree near new lake and golf course fence and netting.	X	X	
6	<b>McBean 6</b> - 2 outside lanes + 2 NEV lanes w/ AB shoulders, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	
7	<b>McBean 7</b> - 1 outside lane + NEV lane w/ AB shoulder, excavation, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	
8	<b>SR 193 1</b> - 2 lanes + NEV lane w/ AB shoulders, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	
9	<b>SR193 2</b> - 2 lanes + NEV lane w/ AB shoulders, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X	X	
10	<b>SR193 6</b> - 2 lanes + NEV lane w/ AB shoulders, excavation, underground existing utilities, street lights, pavement removal, grind & overlay, re-construct drainage ditches and erosion control.	X		
<b>Backbone Water System</b>				
11	<b>OTL 3</b> - 12", 16" and 30" water line, valves, pressure reducing valve, fire hydrant and appurtenances.	X	X	
12	<b>OTL 10</b> - 12" and 24" water line, valves, fire hydrant and appurtenances and connection to transmission line.	X	X	
13	<b>OTL 11</b> - 12" and 24" water line, valves, fire hydrant and appurtenances.	X	X	
14	<b>Tank 1</b> - 16" water line, valves and transmission line connection to existing 30" main.	X		

Village 1 Infrastructure Finance Plan Phase 3 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Backbone Wastewater System</b>				
15	FRR 4 - 24" sewer line and sewer manholes.	X	X	
16	OTL 3 - 10" and 12" sewer line and sewer manholes.	X		
<b>Backbone Drainage System</b>				
17	FRR 1 - Drainage inlets and retrofit pipes.		X	
18	FRR 5 - 12", 15" and 18" storm drain pipe, storm drain manholes, drainage inlets and vegetated drainage swale.	X		
19	OTL 3 - 12" and 18" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale, outfall and 30" culvert.	X		
20	OTL 7 - 15" storm drain pipe, drainage inlet, outfall, 12' x 5' arch culvert and grading.	X	X	
21	OTL 8 - 12" and 15" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale, outfall and 30" culvert.	X		
22	OTL 9 - 12" and 15" storm drain pipe, storm drain manholes and drainage inlets.	X		
<b>Backbone Raw Water System</b>				
23	FRR 1 - 10' wide frontage landscaping.		X	
24	FRR 4 - 15' wide frontage landscaping	X		
25	FRR 5 - 6" raw water line, water valves and 15' wide frontage landscaping.	X		
26	OTL 3 - 8" raw water line, water valves and booster pump.	X		
27	OTL 8 - 12" raw water line, water valves, pump station, intake, de-chlorination station, lake aeration, NID water diversion gate and lake grading & stabilization.	X		
28	OTL 9 - 8" raw water line, water valves and 10' wide frontage landscaping.	X		
29	OTL 10 - 8" raw water line, water valves and 10' wide frontage landscaping.	X		
<b>Backbone Trails System</b>				
30	McBean 4 - 8' wide asphalt trail w/ signing and striping.		X	
31	FRR 2 - 10' wide asphalt trail w/ signing and striping.		X	
32	McBean 3 - 8' wide asphalt trail w/ signing and striping.		X	
33	OTL 1 - 10' wide asphalt trail w/ signing and striping.		X	
34	IS 2 - 10' wide asphalt trail w/ signing and striping.		X	
35	IS 3 - 10' wide asphalt trail w/ signing and striping.		X	

Village 1 Infrastructure Finance Plan Phase 4 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 4</b>				
<b>Backbone Roadway System</b>				
1	<b>OTL 2</b> - Full ultimate roadway section, median curb & landscaping, pavement removal, joint trench, street lights and erosion control.	X		
2	<b>McBean 8</b> - 1 lane roadway section, grind and overlay full width of roadway, AB shoulder, removal center median pavement, median curb & landscaping, street lights and erosion control.	X	X	
3	<b>SR193 7</b> - 1 lane + NEV lane roadway section, grind and overlay full width of roadway, AB shoulder, removal center median pavement, median curb & landscaping, street lights and erosion control.	X	X	
4	<b>CL 1</b> - Full ultimate roadway section, roundabout, joint trench, street lights and erosion control.	X		
5	<b>N/S 1</b> - Full ultimate roadway section, joint trench, median curb & landscaping, street lights and erosion control.	X		
6	<b>L 1</b> - 2 lane roadway section, decomposed granite trail, joint trench, street lights and erosion control.	X		
<b>Backbone Water System</b>				
7	<b>OTL 2</b> - 12" water line, valve, fire hydrants and appurtenances.	X		
8	<b>CL 1</b> - 12" water line, valve, fire hydrants and appurtenances.	X		
9	<b>N/S 1</b> - 12" water line, valve, fire hydrants and appurtenances.	X		
10	<b>L 1</b> - 12" water line, valve, fire hydrants and appurtenances and connection to transmission line.	X		
11	<b>Tank 2</b> - 30" water line, valves and connection to tank.	X	X	
<b>Backbone Wastewater System</b>				
12	<b>OTL 2</b> - 12" sewer line and sewer manholes.	X		
13	<b>CL 1</b> - 12" sewer line and sewer manholes.	X		
14	<b>Region Park 1</b> - 12" and 15" sewer line, sewer manholes and sanitary lift station.	X		
<b>Backbone Drainage System</b>				
15	<b>OTL 2</b> - 12", 15", 18" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale and outfall.	X		
16	<b>Drainage Basin</b> - Retrofit lake outlet and berm.		X	
17	<b>CL 1</b> - 12", 18", 24", 30", 36" storm drain pipe, storm drain manholes, drainage inlets and outfall.	X		
<b>Backbone Raw Water System</b>				
18	<b>OTL 2</b> - 6" raw water line and water valves.	X		
19	<b>McBean 8</b> - 35' wide frontage landscaping.		X	
20	<b>CL 1</b> - 6" raw water line and water valves.	X		
21	<b>N/S 1</b> - 6" raw water line and water valves.	X		
<b>Backbone Trails System</b>				
22	<b>Tank 1</b> - 10' wide asphalt trail w/ signing and striping.		X	
23	<b>Regional Park 4</b> - 10' wide asphalt trail w/ signing and striping.		X	

Village 1 Infrastructure Finance Plan Phase 5 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 5</b>				
<b>Backbone Roadway System</b>				
1	OTL 1 - Full ultimate roadway section, joint trench, median curb & landscaping, street lights, erosion control and split rail fencing.	X		
2	SR193 8 1 - lane + NEV lane roadway section, grind and overlay full width of roadway, AB shoulder, removal center median pavement, median curb & landscaping, re-construct drainage ditches, street lights and erosion control.	X	X	
3	SR193 9 - Traffic signal, 1 NEV lane roadway section, grind and overlay full width of roadway, AB shoulder, removal center median pavement, median curb & landscaping, re-construct drainage ditches, street lights and erosion control.	X	X	
4	SR193 10 - 1 NEV lane roadway section, grind and overlay full width of roadway, AB shoulder, re-construct drainage ditches, street lights and erosion control.	X		
5	SR193 11 - 1 NEV lane roadway section, grind and overlay full width of roadway, AB shoulder, street lights and erosion control.	X		
6	CL 2 - Full ultimate roadway section, roundabout, joint trench, median curb & landscaping, street lights and erosion control.	X		
7	N/S 2 - Full ultimate roadway section, joint trench, median curb & landscaping, street lights and erosion control.	X		
8	SCB 1 - Traffic signal & associated pavement widening, underground existing utilities in joint trench, street lights and erosion control.	X	X	
<b>Backbone Water System</b>				
9	OTL 1 - 12" water line, valves, fire hydrants and appurtenances.	X		
10	CL 2 - 12" water line, valves, fire hydrants and appurtenances.	X		
11	N/S 2 - 12" water line, valves, pressure reducing valve, fire hydrants and appurtenances.	X		
<b>Backbone Wastewater System</b>				
12	OTL 1 - 12" sewer line and sewer manhole.	X		
13	CL 2 - 12" sewer line and sewer manhole.	X		
14	N/S 1 - 12" sewer line and sewer manhole.	X		
<b>Backbone Drainage System</b>				
15	OTL 1 - 12", 18" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale and outfall.	X		
16	CL 2 - 12" storm drain pipe, storm drain manholes, drainage inlets.	X		
17	N/S 1 - 12", 15" and 18" storm drain pipe, drainage inlets, stormwater quality basins, outfalls, and 12' x 5.5' arch culvert.	X		

Village 1 Infrastructure Finance Plan Phase 5 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Backbone Raw Water System</b>				
18	OTL 1 - 6" raw water line, water valves, flushing hydrant and 30' wide frontage landscaping.	X		
19	CL 2 - 6" raw water line and water valves.	X		
20	N/S 2 - 6" raw water line and water valves.	X		
21	SCB 1 - 30' wide frontage landscaping.	X		
22	SCB 2 - 30' wide frontage landscaping.	X		
<b>Backbone Trails System</b>				
23	SR193 1 - 8' wide asphalt trail w/ signing and striping.		X	
24	SR193 2 - 8' wide asphalt trail w/ signing and striping.		X	
25	SR193 3 - 8' wide asphalt trail w/ signing and striping.		X	
26	SR193 4 - 8' wide asphalt trail w/ signing and striping.		X	
27	SR193 5 - 8' wide asphalt trail w/ signing and striping.		X	
28	N/S 1 - 8' wide asphalt trail w/ signing and striping.		X	
29	IS 1 - 10' wide asphalt trail w/ signing and striping.		X	
30	IS 4 - 10' wide asphalt trail w/ signing and striping.		X	
31	Regional Park 1 - 10' wide asphalt trail w/ signing and striping.		X	
32	Regional Park 2 - 10' wide asphalt trail w/ signing and striping.		X	
33	Regional Park 3 - 10' wide asphalt trail w/ signing and striping.		X	



Village 1 Infrastructure Finance Plan Phase 6 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 6</b>				
<b>Backbone Roadway System</b>				
1	CL 3 - Full ultimate roadway section, joint trench, street lights and erosion control.	X		
<b>Backbone Water System</b>				
2	CL 3 - 12" water line, valves, fire hydrant and appurtenances.	X		
<b>Backbone Wastewater System</b>				
3	CL 3 - 10" and 12" sewer line and sewer manholes.	X		
<b>Backbone Drainage System</b>				
4	CL 3 - 12", 15", 18" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale and outfall.	X		
5	VTR 1 - 48" storm drain pipe, vegetated drainage swale and outfall.	X		
<b>Backbone Raw Water System</b>				
6	CL 3 - 6" raw water line and water valves.	X		
<b>Backbone Trails System</b>				
7	IS 6 - 10' wide asphalt trail w/ signing and striping.		X	

**Village 1 Infrastructure Finance Plan  
Phase 7 Improvements**

Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
<b>Phase 7</b>				
<b>Backbone Roadway System</b>				
1	OTL 12 - Traffic signal, full ultimate 4-lane roadway section (2 lanes to be PFE), 2 - 2 lane bridges, ROW acquisition, joint trench, median curb & landscaping, street lights, erosion control, split rail fencing and golf course netting and fence.	X	X	
2	VTR 1 - 1 lane roadway section, pavement removal, joint trench and erosion control.	X		
3	VTR 2 - 1 lane roadway section, pavement removal, joint trench and erosion control.	X	X	
4	VTR 3 - 1 lane roadway section, pavement removal, joint trench and erosion control.	X		
<b>Backbone Water System</b>				
5	OTL 12 - 24" water line, valves, fire hydrant and appurtenances.		X	
6	OTL 13 - 24" water line, valve, flex joints, fire hydrant and appurtenances.		X	
7	VTR 1 - 18" water line, valves, fire hydrant and appurtenances and connection to transmission line.	X	X	
8	VTR 2 - 18" water line, valves, fire hydrant and appurtenances.	X	X	
9	VTR 3 - 18" water line	X		
<b>Backbone Wastewater System</b>				
None				
<b>Backbone Drainage System</b>				
10	OTL 10 - 12", 15", 18" and 48" storm drain pipe, storm drain manholes, drainage inlets, vegetated drainage swale and outfall.	X		
<b>Backbone Raw Water System</b>				
11	OTL 12 - 6" raw water line, water valves, flushing hydrant and 5' wide frontage landscaping.	X	X	
12	VTR 1 - 6" raw water line and temporary connection to domestic.	X		
13	VTR 2 - 6" raw water line, water valves and 5' wide frontage landscaping.	X	X	
14	VTR 3 - 6" raw water line	X		
<b>Backbone Trails System</b>				
15	IS 5 - 10' wide asphalt trail w/ signing and striping.		X	

Village 1 Infrastructure Finance Plan Phase 8 Improvements				
Item #	Description	Developer Financed	Paid w/ PFE	Critical Item
Phase 8				
Backbone Roadway System				
	None			
	Backbone Water System			
	None			
	Backbone Wastewater System			
	None			
	Backbone Drainage System			
	None			
	Backbone Raw Water System			
	None			
	Backbone Trails System			
1	OTL 2 - 8' wide asphalt trail w/ signing and striping.		X	
2	Golf Course 1 - 10' wide asphalt trail w/ signing and striping.		X	

**APPENDIX 20**

**Lincoln Village 1 Specific Plan**

**Finance Plan Preparation:**

**3<sup>rd</sup> Party Reimbursement Fee**

## Village 1 Finance Plan Preparation 3<sup>rd</sup> Party Reimbursement Fee

### Executive Summary

Frayji Design Group, Inc. (FDG) was retained to prepare the Village 1 Finance Plan and determine the corresponding Village 1 Finance Plan Preparation (*Plan*) Reimbursement Fee (*Reimbursement Fee*). The *Reimbursement Fee* is a mechanism that will enable the participating/private landowners (Lake Development and Village 1 Ownership Group) to recover the appropriate share of the costs advance-funded for other benefitting Village 1 landowners that did not participate in the original advance funding. This report describes the *Reimbursement Fee* calculations, explains the underlying methodology and assumptions, and serves as the basis for the City of Lincoln's (City) adoption of the *Reimbursement Fee*.

### **Background**

Lake Development, on behalf of Elizabeth Layn and Jeanette Duff, the owners of Walkup Ranch and the Village 1 Ownership Group, which is comprised of:

- Silverado Hidden Hills, LLC
- Leavell Ranch Partnership
- East Lincoln Associates, LLC
- Sunset Tartesso, LLC
- Bella Rosa, LLC

funded the cost of preparing the *Plan* for the Village Specific Plan area. The funding included all City Staff costs and City consultant costs incurred in the City's review and consideration of the *Plan*. The *Reimbursement Fee* includes eligible Finance Plan preparation costs that consist of the following: Engineering fees, Project Management, Legal fees, costs for City review of project documents and exhibits, supporting studies, miscellaneous travel expenses, and indirect costs. Between 2015 to current, Lake Development and the Village 1 Ownership Group have contributed toward the preparation and approval of the Village 1 Finance Plan. The total incurred and projected costs for the Village 1 Infrastructure Finance Plan is \$975,000.

### **Reimbursement Fee**

The *Reimbursement Fee* for non-participating landowners in the Village 1 Finance Plan was calculated by identifying eligible costs for reimbursement and dividing those costs by the Village 1 total developable acreage within the Village 1 annexation boundary. The *Reimbursement Fee* is calculated to be \$1,065 per acre, as shown in **Table 1**. This *Reimbursement Fee* is subject to change and will be reconciled upon adoption of the Finance Plan.

#### **CIVIL ENGINEERING ° PLANNING ° SURVEYING**

1540 Eureka Rd., Suite 100 – Roseville, CA 95661

Phone: 916/782-3000 Fax: 916/782-3955

www.frayjidg.com

## Fee Collection and Distribution

The *Reimbursement Fee* is to be imposed on a per-acre basis on eligible Village 1 Specific Plan developable acreage, on any persons, including Landowners, filing for final map recordation with the City after the adoption of the *Reimbursement Fee*.

**Table 1 - Village 1 Finance Plan Estimated *Reimbursement Fee***

Item	Reference/ Assumption	Total
City Approved Village 1 Finance Plan Preparation Reimbursement Costs [1]	<b>Table 2</b>	\$975,000
Village 1 Specific Plan Acreage [2]	<b>Table 3</b>	915.5 ac
<b>Total Village 1 <i>Reimbursement Fee</i> per Acre [3]</b>		<b>\$1,065</b>

Source: FDG and the City of Lincoln.

[1] Represents total requested reimbursement costs less deducted costs. Costs reviewed by City of Lincoln.

[2] Represents total participating developable acreage within Village 1 Specific Plan annexation boundary.

[3] Approximate budget number that may decrease or increase. Shall be reconciled after adoption of Finance Plan.

## Fee Credits and Reimbursements

Fee credits are defined as all costs incurred for the benefit of Village 1 that are in excess of the landowner fee obligation. Lake Development and the rest of the Village 1 Ownership Group (Participating Landowners), has exceeded their obligation for the Finance Plan preparation costs by pre-paying all of the costs necessary for the preparation of the Finance Plan and associated documents; therefore, Lake Development and the Village 1 Ownership Group will not be required to pay any fees established by the Reimbursement Agreement.

## Annual Adjustments

The *Reimbursement Fee* is to be adjusted annually as outlined in Volume 1 of 2 of the Village 1 Infrastructure and Public Facilities Financing Plan.

## **Methodology and Assumptions**

### **Eligible Costs for Reimbursement**

Entitlement and administrative costs are included in the *Reimbursement Fee*. These costs are described in detail below.

### **Entitlement Costs**

Lake Development and Village 1 Ownership Group funded the Finance Plan preparation costs to prepare the Village 1 Finance Plan document for the Village 1 Specific Plan area.

Costs incurred while preparing the Finance Plan were organized into the following categories:

- City of Lincoln (including County Annexation, City Consultants - PMC and EPS)
- Engineering, Landscape Architect and Legal Review
- Contingency

The Lake Development and the Village 1 Ownership Group submitted proposed Finance Plan preparation costs for reimbursement to the City. The City analyzed these costs to identify which costs would be eligible for reimbursement.

**Table 2 - Village 1 Proposed Reimbursable Costs**

<b>Cost Category</b>	<b>Total [1]</b>
<b>Requested Reimbursements Costs</b>	
City of Lincoln (including County Annexation, City Consultants - PMC and EPS)	\$285,000
Engineering, Landscape Architect and Legal Review	\$580,000
City of Lincoln Administration - Initial Finance Plan Set-Up	\$40,000
Public Services CFD Formation	\$25,000
Contingency	\$45,000
<b>Approved Reimbursement Costs [2]</b>	<b>\$975,000</b>

Source: FDG and City of Lincoln

[1] Costs reviewed by City of Lincoln.

[2] Approximate budget number that may decrease or increase. Shall be reconciled after adoption of Finance Plan.

### Village 1 Specific Plan Acreage

The Village 1 Specific Plan consists of 1,832.1 gross acres, as shown in **Table 3**. The City provided FDG with a breakdown of Village 1 Specific Plan acreage by parcel, which is shown in **Table 3**.

### Acreage Adjustments

The total acreage subject to the *Reimbursement Fee* is based on the gross Village 1 Specific Plan acreage of 1,832.1 excluding existing and proposed collector streets and major rights-of-way, open space areas, the golf course, community parks and village paseos and properties not participating. The excluded areas are considered non-developable and have been subtracted from the acreage subject to the *Reimbursement Fee*. The total Village 1 acreage subject to the *Reimbursement Fee* is 915.5 acres. Refer to **Table 3**.

### Non-developable Areas

As shown in **Table 3**, non-developable areas have been excluded from the land that is obligated to pay the *Reimbursement Fee*. In **Table 3**, all of the land shown in parenthesis (760.3 acres) is excluded from the reimbursable acreage. The excluded areas contain the following land uses and acreages; Village Park/Recreation (Community Park, Lake, Neighborhood Parks and Golf Course) – 318.7 acres, Village Public Facility – 12.1 acres, Village Open Space (Village Paseos, Development

Edge Buffers, Auburn Ravine and Oak Woodlands/Natural Areas) – 367.1 acres, Landscape Corridors – 26.8 acres, Proposed Rights-of-Way – 45.3 acres, Existing Rights-of-Way (SR 193 & Oak Tree Lane) – 33.6 acres and Village Country Estates and Village Low Density Residential (non-participating landowners) – 112.6 acres .

### Per-Acre Fee Calculation

The total eligible Finance Plan preparation costs for reimbursement were divided by the acreage included in the fee program to generate a per-acre *Reimbursement Fee*. The calculation can be expressed as follows:

- City Approved Village 1 Finance Plan reimbursable costs of \$975,000 divided by the total eligible Village 1 Specific Plan acres of 915.5 acres results in a per-acre total *Reimbursement Fee* of \$1,065. See **Table 1**.

In the event of any changes to the County assessor maps, the *Reimbursement Fee* application will be adjusted accordingly to assure capture of all eligible acreage in the Village 1 Specific Plan area.



**Table 3 - Village 1 Summary of Specific Plan Acreage**

<b>Item</b>	<b>Total</b>
<b>Gross Acreage</b>	<b>1,832.1</b>
Less Village Park Recreational	(319.2)
Less Village Public Facility	(12.1)
Less Village Open Space	(367.1)
Less Landscape Corridor	(26.8)
Less Proposed Rights-of-Way	(45.3)
Less Existing Rights-of-Way	(33.6)
Less Non-Participating Village Country Estates	(111.8)
Less Non-Participating Village Low Density Residential	(0.7)
<b>Eligible Acres in Reimbursement Fee</b>	<b>915.5</b>

Source: City of Lincoln and FDG.

**Table 4 - Village 1 Acreage by Assessor Parcel Number (APN)**

APN	Acreage [1]
021-231-026	5
021-231-055	2.4
021-231-056	2.4
021-231-058	0.6
021-231-057	3.3
021-231-023	1.1
021-231-022	5.1
021-231-059 & 021-231-60	56
021-231-019	6.3
021-250-004	80.8
021-250-005	40.1
021-272-009	200.8
021-272-016	2.7
021-231-045	6.4
021-231-046	1
021-231-047	0.5
021-231-048	0.5
021-231-049	0.5
021-231-050	0.5
021-231-054	2.1
021-231-053	0.9
021-231-051	3.9
021-231-052	0.9
021-231-061	1.1
021-231-021	19.9
021-272-010	56.3
021-272-014	69.4
021-272-013	0.7
021-272-012	22.5
021-272-017	145
021-272-023	141.1
021-272-022	106.6
031-460-060	9.6
021-274-033	18.2

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Phone: 916/782-3000 Fax: 916/782-3955

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**Table 4 - Village 1 Acreage by Assessor Parcel Number (APN)**

APN	Acreage [1]
021-274-034	20.1
021-274-035	16.2
021-274-036	18.5
021-274-037	19.3
021-274-042	325.9
021-274-038	11.4
021-274-039	0.6
021-274-032	0.7
021-274-031	46.1
021-274-030	20.9
021-274-040	76.2
021-274-041	21
021-274-028	11.1
021-274-029	9.9
021-274-027 & 021-274-024	35
021-274-026	9
021-274-025	20
031-420-004	5
031-420-023	7.5
031-420-024	7.5
031-101-001	91.3
032-010-013	0.3
032-010-015	3.5
032-010-017	3.4
032-010-014	3
Existing 193, Oak Tree Lane & Leavell Lane ROW	34.5
<b>Total Gross Acreage</b>	<b>1,832.1</b>

Source: County Assessor's Parcel Maps

[1] The acreages shown are based upon the Assessor's Parcel Maps and are approximate.  
 Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.

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**Table 5 - Village 1 Participating Percent Share of Fee Reimbursement**

<b>Village 1 APN</b>	<b>Total Acreage [1]</b>	<b>Developable Acreage</b>	<b>% Share [2]</b>
021-231-026	5	4.2	0.46
021-231-055	2.4	2.2	0.24
021-231-056	2.4	2.2	0.24
021-231-058	0.6	0.5	0.05
021-231-057	3.3	3.1	0.34
021-231-023	1.1	0.9	0.10
021-231-022	5.1	4.5	0.49
021-231-059 & 021-231-060	56	23.5	2.57
021-272-016	2.7	2.5	0.27
021-231-045	6.4	6.4	0.70
021-231-046	1	1.0	0.11
021-231-047	0.5	0.5	0.05
021-231-048	0.5	0.5	0.05
021-231-049	0.5	0.5	0.05
021-231-050	0.5	0.5	0.05
021-231-054	2.1	1.1	0.12
021-231-053	0.9	0.9	0.08
021-231-051	3.9	3.9	0.36
021-231-052	0.9	0.9	0.08
021-231-061	1.1	1.1	0.10
021-231-021	19.9	17.6	1.92
021-272-010	56.3	29.2	3.19
021-272-014	69.4	28.3	3.09
021-272-012	22.5	22.0	2.40
021-272-017	145	103.6	11.32
021-272-023	141.1	94.5	10.32
021-272-022	106.6	75.0	8.19
031-460-060	9.6	9.1	0.99
021-274-033	18.2	10.9	1.19
021-274-034	20.1	9.1	0.99
021-274-035	16.2	12.4	1.35
021-274-036	18.5	13.6	1.49
021-274-037	19.3	10.6	1.16
021-274-042	325.9	244.4	26.70
021-274-038	11.4	9.5	1.04

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**Table 5 - Village 1 Participating Percent Share of Fee Reimbursement**

<b>Village 1 APN</b>	<b>Total Acreage [1]</b>	<b>Developable Acreage</b>	<b>% Share [2]</b>
021-274-039	0.6	0.2	0.02
021-274-031	46.1	10.2	1.11
021-274-030	20.9	15.4	1.68
021-274-040	76.2	54.8	5.99
021-274-041	21.0	13.9	1.52
021-274-028	11.1	6.4	0.70
021-274-029	9.9	8.7	0.95
021-274-027 & 021-274-024	35.0	22.6	2.47
021-274-026	9.0	5.7	0.62
021-274-025	20.0	18.8	2.05
031-420-004	5.0	2.9	0.32
031-420-023	7.5	5.2	0.57
<b>Totals</b>	<b>1366.5</b>	<b>915.5</b>	

Source: County Assessor's Parcel Maps

[1] The acreages shown are based upon the Assessor's Parcel Maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.

[2] Percent share is subject to change. Based on properties within Village 1 that are identified as participating. Should properties, currently not identified as participating develop, the percent share shall be updated accordingly.

## **Implementation and Administration**

### **Fee Implementation**

This section describes the method of fee collection along with reporting requirements and annual adjustment provisions.

### **Fee Collection and Distribution**

The *Reimbursement Fee* is to be imposed on a per-acre basis on eligible Village 1 Specific Plan acreage, on any persons, including landowners, filing a final map for recordation with the City after the adoption of the reimbursement fee.

Fee revenues collected by the City shall be paid to the participating / private landowner (Lake Development and Village 1 Ownership Group applicant or their landowner assignees), by the City within 30 days of receipt, until all of the required reimbursement fees have been paid in full including any assessed interest.

### **Annual Reporting**

The City will provide landowners (and any landowner assignees) each year with an annual accounting of *Reimbursement Fee* revenues collected and disbursed by the City through June 30 of the immediately preceding fiscal year.

### **Fee Adjustments**

The *Reimbursement Fee* is to be adjusted annually as outlined in Volume 1 of 2 of the Village 1 Infrastructure and Public Facilities Financing Plan. Fee credits also will be adjusted until all fees are reimbursed to landowner, less any fee credits approved by the City from other sources.

### **Fee Credits and Reimbursements**

Fee credits are defined as all costs incurred for the benefit of Village 1 that are in excess of the landowners' fee obligation. The participating / private landowner (Lake Development and Village 1 Ownership Group applicant) has exceeded their obligation for the Finance Plan preparation costs by pre-paying all of the costs necessary for the preparation of the Finance Plan and associated documents therefore, Lake Development and Village 1 Ownership Group will not be required to pay any fees established by the Reimbursement Agreement.<sup>1</sup>

The City will maintain records of outstanding fee reimbursement account balances for the Participating Landowner (Lake Development and Village 1 Ownership Group). Reimbursements shall be adjusted as outlined in Volume 1 of 2 of the Village 1 Infrastructure and Public Facilities Financing Plan to compensate Lake Development and Village 1 Ownership Group for cost of funds advanced to defray the Village 1 Finance Plan preparation costs.

<sup>1</sup> Any such reimbursements to the Participating Landowner (Lake Development and Village 1 Ownership Group or landowner assignees) shall be limited to funding available from *Reimbursement Fees* collected by City pursuant to this agreement. City will be reimbursed for its costs incurred in the ongoing administration of the Finance Plan Fee prior to any reimbursement being made to the Participating Landowner (Lake Development and Village 1 Ownership Group or Landowner assignees).

**Appendix 20**  
**Village 1 Infrastructure Finance Plan Preparation**  
**3rd Party Reimbursement Fee**

Project No. 20001  
Prepared By: F. Sousa/J. Reed  
Checked By: T. Frayji  
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage						Village 1 Cost Share Percentage [4]	3rd Party Reimbursement Fee
			VCE	VLDR	VMDR	VHDR	VMU	Total		
021-231-026	Anderson	5		4.2				4.2	0.46%	\$4,473
021-231-055	Snyder	2.4		2.2				2.2	0.24%	\$2,343
021-231-056	Ramsdell	2.4		2.2				2.2	0.24%	\$2,343
021-231-058	Simmons & McDonald	0.6		0.5				0.5	0.05%	\$532
021-231-057	Darville	3.3		3.1				3.1	0.34%	\$3,301
021-231-023	Golden	1.1		0.9				0.9	0.10%	\$958
021-231-022	Montgomery	5.1		4.5				4.5	0.49%	\$4,792
021-231-059,60	Ryan	56		23.5				23.5	2.57%	\$25,027
021-231-019	City of Lincoln	6.3						0.0		
021-250-004	Turkey Ranch Golf Course	80.8	28.4					28.4		
021-250-005	Turkey Ranch Golf Course	40.1	23.5					23.5		
021-272-009	Turkey Ranch Golf Course	200.8						0.0		
	<b>Golf Course Subtotal</b>	<b>321.7</b>	<b>51.9</b>					<b>51.9</b>		
021-272-016	McEwen	2.7		2.5				2.5	0.27%	\$2,662
021-231-045	Leavell Ranch Partnership	6.4		6.4				6.4	0.70%	\$6,816
021-231-046	Blansett	1		1				1.0	0.11%	\$1,065
021-231-047	Williams	0.5		0.5				0.5	0.05%	\$532
021-231-048	Burns	0.5		0.5				0.5	0.05%	\$532
021-231-049	Burns	0.5		0.5				0.5	0.05%	\$532
021-231-050	Burns	0.5		0.5				0.5	0.05%	\$532
021-231-054	Thomas	2.1		1.1				1.1	0.12%	\$1,171
021-231-053	Haddox	0.9		0.9				0.9	0.10%	\$958
021-231-051	Maan	3.9		3.9				3.9	0.43%	\$4,153
021-231-052	Tello	0.9		0.9				0.9	0.10%	\$958
021-231-061	Ryan	1.1		1.1				1.1	0.12%	\$1,171
021-231-021	Squier	19.9		17.6				17.6	1.92%	\$18,744
021-272-010	Bella Rosa LLC	56.3		29.2				29.2	3.19%	\$31,098
021-272-014	Leavell Ranch Partnership	69.4		28.3				28.3	3.09%	\$30,139
	<b>Leavell Ranch Partnership Subtotal</b>	<b>75.8</b>		<b>34.7</b>				<b>34.7</b>	<b>3.79%</b>	<b>\$36,955</b>
021-272-013	Tofft	0.7		0.7				0.7		\$0
021-272-012	Leavell	22.5		22				22.0	2.40%	\$23,430
021-272-017	Duff	145		65.4	38.2			103.6	11.32%	\$110,333
021-272-023	East Lincoln Associates	141.1	94.5					94.5	10.32%	\$100,642
021-272-022	Sunset Tratesso LLC	106.6	7.5	67.5				75.0	8.19%	\$79,874
	<b>Elliot Homes Subtotal</b>	<b>247.7</b>	<b>102</b>	<b>67.5</b>				<b>169.5</b>	<b>18.51%</b>	<b>\$180,516</b>
031-460-060 [2]	Kollenberg [2]	9.86	9.1					9.1	0.99%	\$9,691
021-274-033	Highmark Land LLC	18.2					10.9	10.9	1.19%	\$11,608
021-274-034	Ride to Walk	20.1					9.1	9.1	0.99%	\$9,691

**Appendix 20**  
**Village 1 Infrastructure Finance Plan Preparation**  
**3rd Party Reimbursement Fee**

Project No. 20001  
 Prepared By: F. Sousa/J. Reed  
 Checked By: T. Frayji  
 Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage						Village 1 Cost Share Percentage [4]	3rd Party Reimbursement Fee
			VCE	VLDR	VMDR	VHDR	VMU	Total		
021-274-035	Vanwagenen	16.2				3.6	8.8	12.4	1.35%	\$13,206
021-274-036	Leavell	18.5				13.6		13.6	1.49%	\$14,484
021-274-037	Leavell	19.3			8.3	2.3		10.6	1.16%	\$11,289
021-274-042	Leavell	325.9	76.8	129.2	38.4			244.4	26.70%	\$260,284
021-274-038	Sturzen	11.4	9.5					9.5	1.04%	\$10,117
021-274-039	Sturzen	0.6	0.2					0.2	0.02%	\$213
021-274-032	Highmark Land LLC	0.7						0.0		
021-274-031	Placer County	46.1					10.2	10.2	1.11%	\$10,863
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3		15.4	1.68%	\$16,401
021-274-040	Stardust 80	76.2	14.6	40.2				54.8	5.99%	\$58,362
021-274-041	Sacto Teen Challenge	21	13.9					13.9	1.52%	\$14,803
021-274-028	Silverado Hidden Hills LLC	11.1		6.4				6.4	0.70%	\$6,816
021-274-029	Silverado Hidden Hills LLC	9.9		8.7				8.7	0.95%	\$9,265
021-274-027,24	Silverado Hidden Hills LLC	35		22.6				22.6	2.47%	\$24,069
021-274-026	Deloach	9		5.7				5.7	0.62%	\$6,070
021-274-025	Silverado Hidden Hills LLC	20		18.8				18.8	2.05%	\$20,022
	<b>Hidden Hill Subtotal</b>	<b>76</b>		<b>56.5</b>				<b>56.5</b>	<b>6.17%</b>	<b>\$60,172</b>
031-420-004	Ewing	5	2.9					2.9	0.32%	\$3,088
031-420-023	Ewing	7.5	5.2					5.2	0.57%	\$5,538
031-420-024	Ewing	7.5	6.9					6.9		
031-101-001	Allen	91.3	42.8					42.8		
032-010-013	Allen	0.3	0.3					0.3		
032-010-015	Jmag Enterprises LLC	3.5	3.5					3.5		
032-010-017	Obrien	3.4	3.4					3.4		
032-010-014	Bennett	3	3					3.0		
	<b>TOTALS</b>	<b>1366.5</b>	<b>234.2</b>	<b>522.5</b>	<b>91.0</b>	<b>28.8</b>	<b>39.0</b>	<b>915.5</b>	<b>100%</b>	<b>\$ 975,000</b>

[1] Excludes Parcels north of Turkey Creek Golf Course and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises, Obrien and Tofft).

[2] Includes APN: 021-450-029, 0.26 +/- acres.

[3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.

[4] Percent share is subject to change. Based on properties within Village 1 that are identified as participating. Should properties, currently not identified as participating develop, the percent share shall be updated accordingly.



**APPENDIX 21**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Cost Distribution Methodologies**

**Considered**

## Analysis of Lincoln Village 1

### Finance Plan Cost

### Distribution Methodologies Considered

Three potential distribution methods were considered to assign the aggregate Village 1 Infrastructure cost to various landowners based upon a logical and fair formula, since all owners who develop benefit from the infrastructure, although not all in the same proportion. To consider the appropriate means to apply the total cost in a fair manner, three distributions were developed that consider fair proportioning being: 1) Acreage; 2) by Home Value; 3) by City of Lincoln Fee Structure Weighting. A discussion of the three methods is provided below for clarification purposes.

Additionally, since the underlying Infrastructure Finance assessment costs established in this Plan are a per acre basis, we have utilized incorporation of average density per land use type to provide a representative 'per unit' cost, if the average density was proposed for the project specific development. The unit count for the basis of this study was determined through review of preliminary site studies within the Village 1 Specific Plan area. The average density was determined based on a combination of averaging currently approved tentative maps for Phase 1 area of Village 1, Hidden Hills and Turkey Creek Estates, preliminary site layouts for APN: 021-274-042 (Leavell) along with an average density based on a range from the Village 1 Specific Plan. The table below shows the average density factors used for each land use category. The assumed dwelling units per acre used for Village Mixed Use was set arbitrarily high to offset the potential for Commercial Use. The dwelling unit density utilized when presenting a cost per unit is included in the table below.

<b>Land Use Category</b>	<b>Finance Plan Dwelling Units</b>
Village Country Estate	2
Village Low Density Residential	4
Village Medium Density Residential	8
Village High Density Residential	18
Village Mixed Use	18

**Distribution by Acreage.** Utilizing this method, all developable acres are treated equally when distributing costs. The strength of this method is its simplicity, since the distribution is performed with a single calculation. The weakness to this approach is that the low density Village Country Estate units receive a prohibitively high cost per unit in a manner that subsidizes the higher density units to a very high level. This lopsided cost imbalance would financially constrict VCE construction while encouraging VHDR and VMU, likely rendering the plan insolvent. The Per Acre effective costs are as follows:

	Per Acre Cost
Village Country Estate	\$116,344
Village Low Density Residential	\$116,344
Village Medium Density Residential	\$116,344
Village High Density Residential	\$116,344
Village Mixed Use	\$116,344

**Distribution by Home Values.** In this method, the estimated average home value determined for Development within the Village 1 Area is used as the basis for weighting the fee distribution to the various land uses. The basis for the average home values was the Village 1 Analysis, performed by Meyers Research for the City of Lincoln in March 2014 to examine Market conditions. The advantage of this method is that it seems to produce a very equitable and reasonable approach that distributes cost proportionally according to the added value of the development. The weakness of the method is that the estimated home values are based upon a market study that must be accepted as authoritative and may not reflect actual market conditions during development. The Per Acre effective costs are as follows:

	Per Acre Cost
Village Country Estate	\$71,179
Village Low Density Residential	\$104,616
Village Medium Density Residential	\$165,282
Village High Density Residential	\$297,256
Village Mixed Use	\$296,912

**Distribution by PFE Structure.** The City of Lincoln has an existing Public Facilities Element Fee structure that incorporates weighting of fees based upon the zoning of the dwelling unit. Units in very low density land use areas pay a higher per unit fee than low density, medium density and high density, although the ratio varies by infrastructure component. For this

distribution methodology, the proportional ratio associated with each component was applied as a weighing factor to those costs when distributing the Village 1 assessment to each land use. **This distribution method uses the rationale of the PFE weighting factors, this mechanism does not substitute, incorporate or replace the current PFE Impact Fees.** For each of the Village 1 Residential Land Use Designations, the corresponding weighing factor is provided in the table below.

CFD Element	PFE Category	VCE	VLDR	VMDR	VHDR	VMU
Water	Water	2.37	1.00	1.00	0.54	0.54
Raw Water	Water	2.37	1.00	1.00	0.54	0.54
Drainage	Drainage	1.30	1.00	0.70	0.24	0.24
Wastewater	Wastewater	1.27	1.00	1.00	0.80	0.80
Circulation	Transportation	1.00	1.00	0.72	0.72	0.72
Walls and Landscaping	Transportation	1.00	1.00	0.72	0.72	0.72
Village Trails	Parks / Rec	1.00	1.00	1.00	0.72	0.72
Park	Parks / Rec	1.00	1.00	1.00	0.72	0.72

The summation of all of the subcomponent costs was utilized to calculate the total fee. This method has the strength that it utilizes the rationale already adopted by the City of Lincoln for distributing costs to various types of land uses based upon their actual impact. The result seems to be generally reasonable and is similar to the Home Value Method. The weakness of this method is the added complexity associated with the calculation. However, the City of Lincoln has successfully administered the existing PFE Fee structure, which has even more elements, without any significant difficulties, so that concern is likely academic. The resulting Per Acre and Per Dwelling Unit effective costs are as follows:

	Per Acre Cost
Village Country Estate	\$49,421
Village Low Density Residential	\$78,602
Village Medium Density Residential	\$122,573
Village High Density Residential	\$222,677
Village Mixed Use	\$222,426

For each distribution method, the average density was determined based on a combination of averaging the currently approved tentative maps for Village 1 and an average density based on a

range from the Village 1 Specific Plan. The results of the distribution are provided in tabular summary form.

## **Conclusion**

Based upon the analysis, the Distribution by PFE Structure appears to be the most reasonable, logical and fair method. The weighting factors utilized have been carefully developed and applied by the City of Lincoln in past years for development based upon the actual impacts associated with various land uses within Lincoln. As such, they are accepted as reasonable and fair. While more complex than the other methods proposed, the requisite complexity is necessary and appropriate to normalize otherwise disparate impact.

The other two methods were found to be less desirable overall. A Distribution by Home Values conforms generally to the Distribution by PFE Structure, showing that the method is also reasonable and fair. However, the values used to derive the impact are both subjective and subject to change over time, rather than stable like the PFE Structure. Distribution by Per Acre Cost, while simple, appears to heavily subsidize high density developments at the cost of country estates. As the degree of imbalance would make Village Country Estate development cost prohibitive, the financing mechanisms would become imbalanced and no longer viable.

### Distribution Methodologies Summary Table

Distribution Method	Equally By Developable Acre	Proportionate to Home Values	By PFE Factor
	Cost Per Acre	Cost Per Acre	Cost Per Acre
<b>Village County Estate</b>	\$116,344	\$71,179	\$49,421
<b>Village Low Density Residential</b>	\$116,344	\$104,616	\$78,602
<b>Village Medium Density Residential</b>	\$116,344	\$165,282	\$122,573
<b>Village High Density Residential</b>	\$116,344	\$297,256	\$222,677
<b>Village Mixed Use</b>	\$116,344	\$296,912	\$222,426

**APPENDIX 22**

**Lincoln Village 1 Specific Plan**

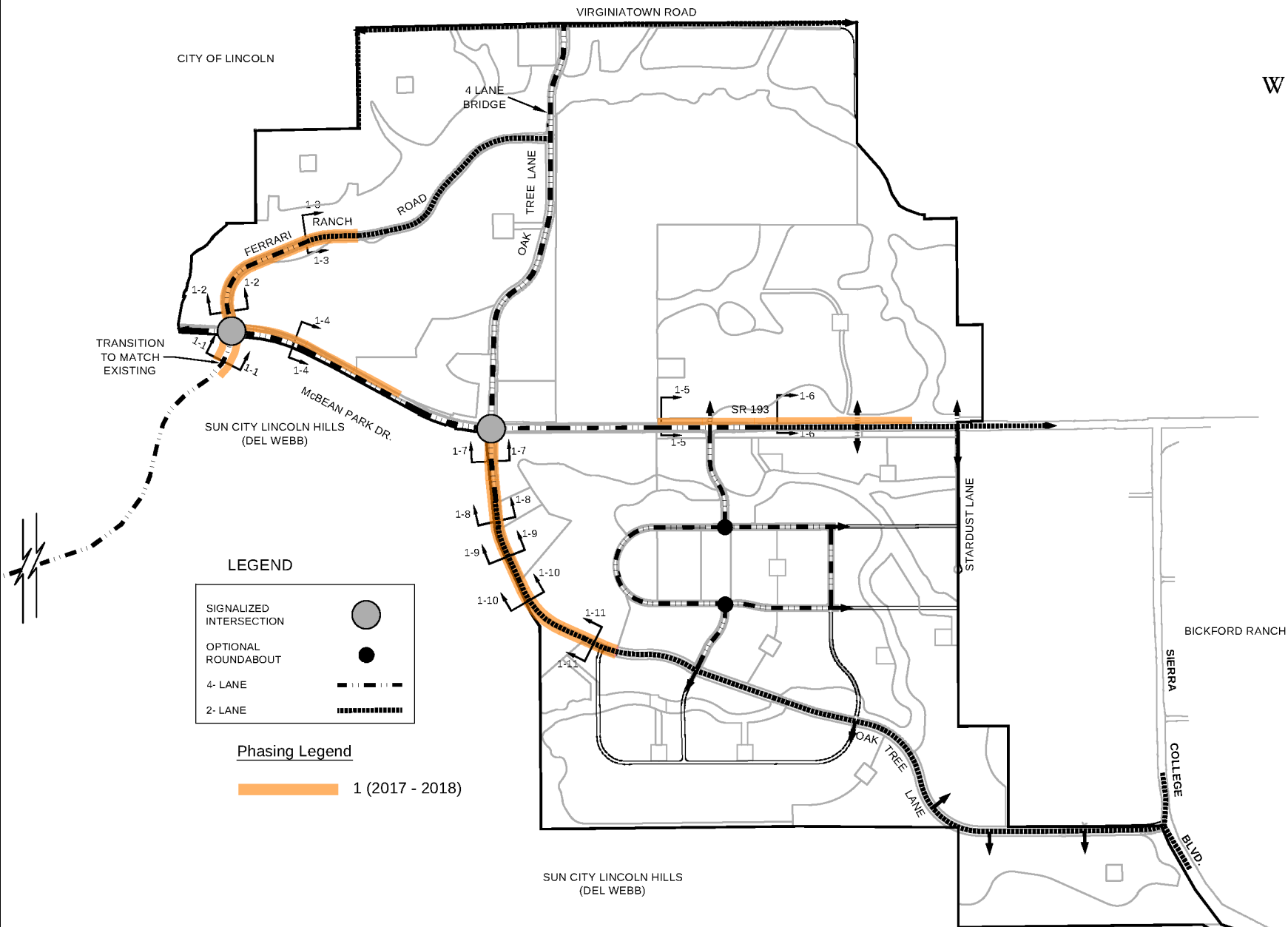
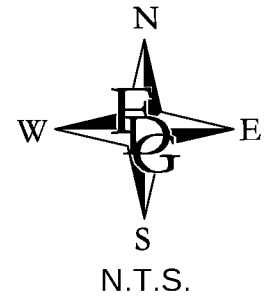
**Infrastructure Finance Plan**

**Roadway**

**Cross-Sections**

# Phase 1





#### LEGEND

SIGNALIZED  
INTERSECTION



OPTIONAL  
ROUNDBOUT



4- LANE



2- LANE



#### Phasing Legend

1 (2017 - 2018)

## Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)

### Disclaimer:

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Sheet 1 of 12  
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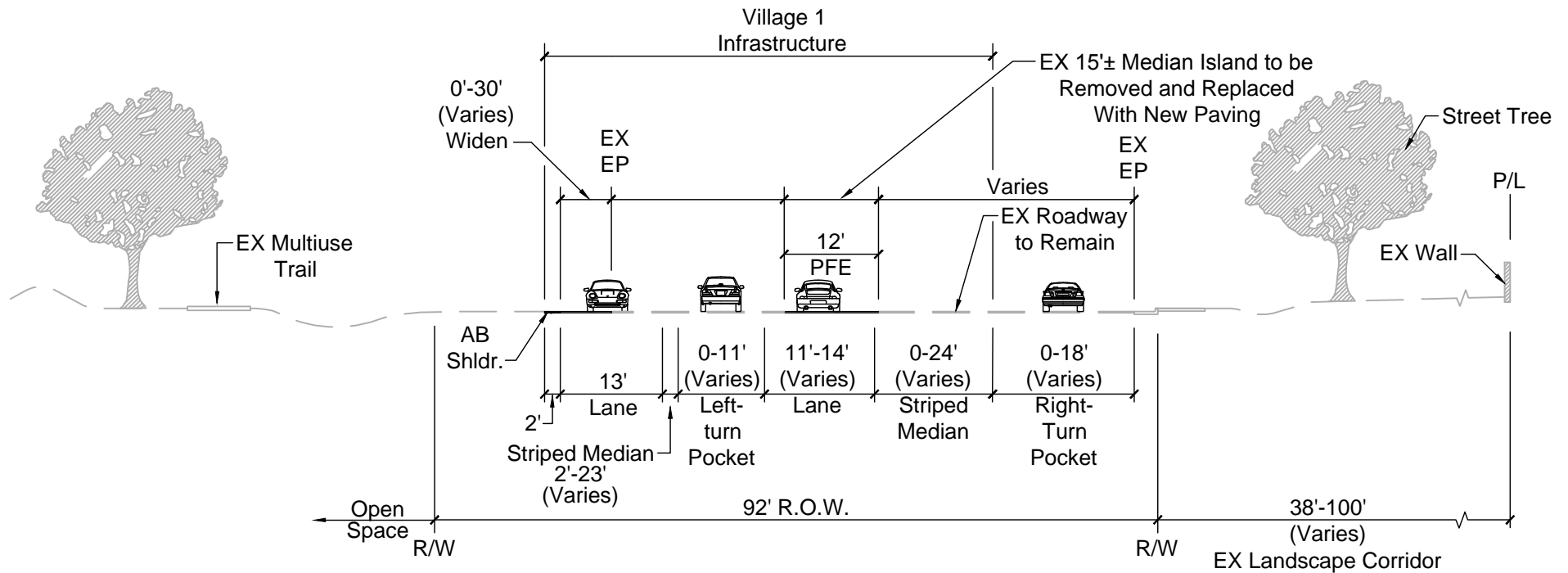
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Ferrari Ranch Road  
Section 1-1  
NTS



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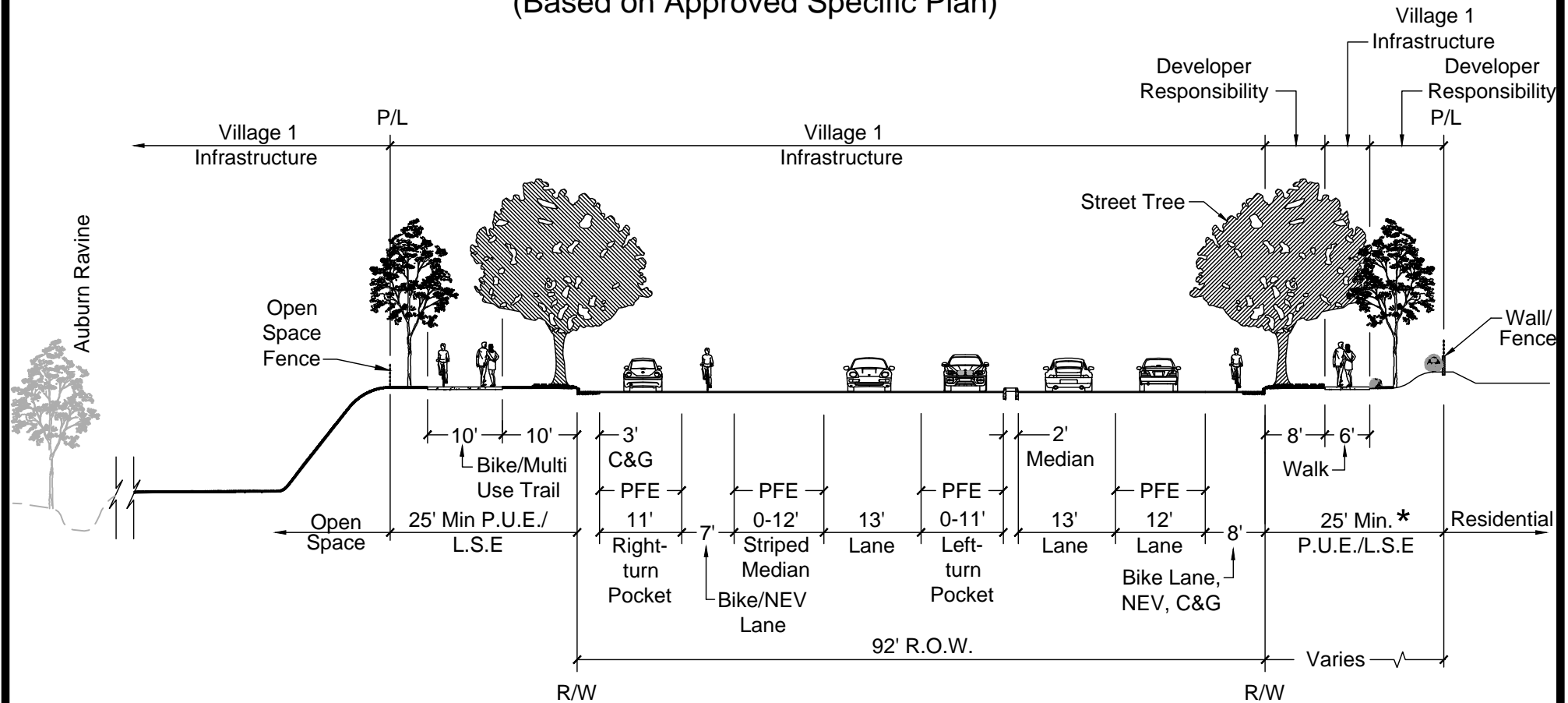
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Ferrari Ranch Road  
Section 1-2  
NTS

\* To be Funded by Fronting Development.



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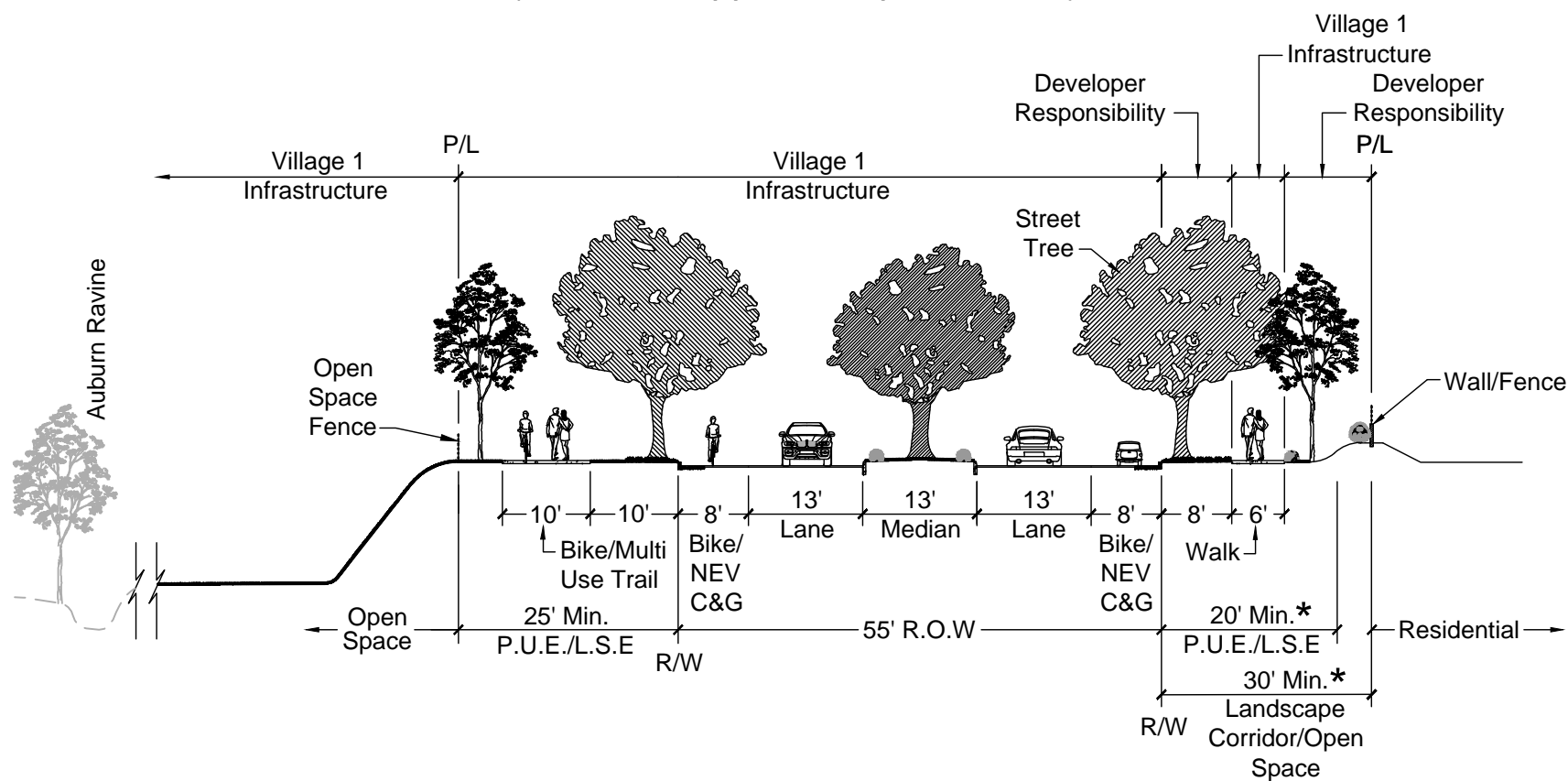
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Ferrari Ranch Road  
Section 1-3  
NTS

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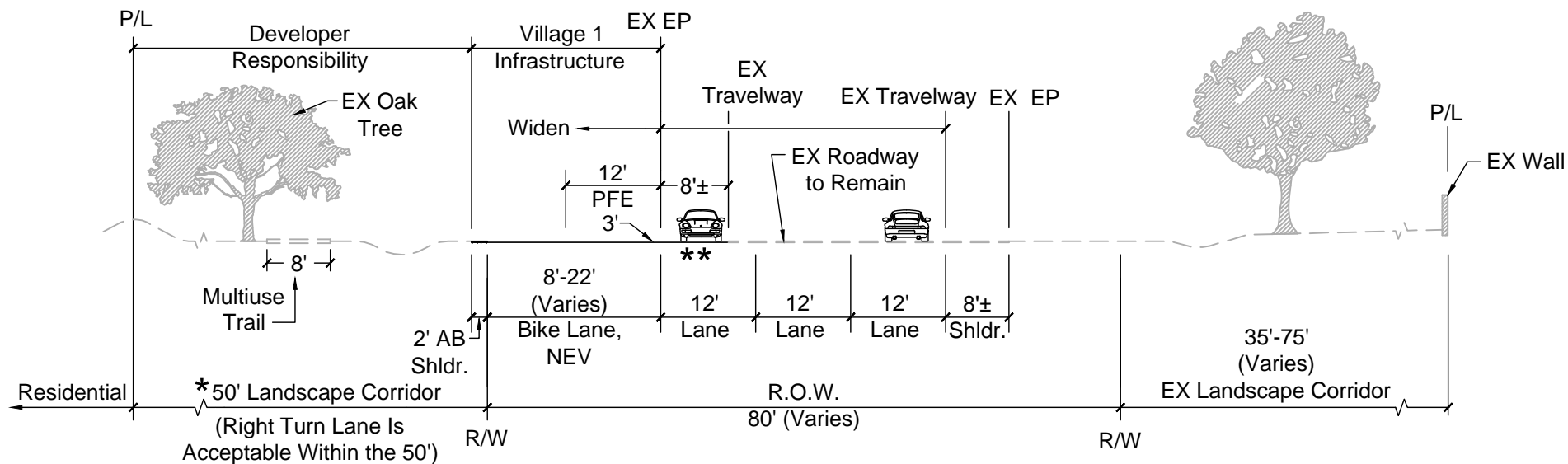
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



## Cross Section: McBean Park Drive Section 1-4 NTS

- \* To be Funded by Fronting Development.
- \*\* Grind and Overlay Existing Shoulder



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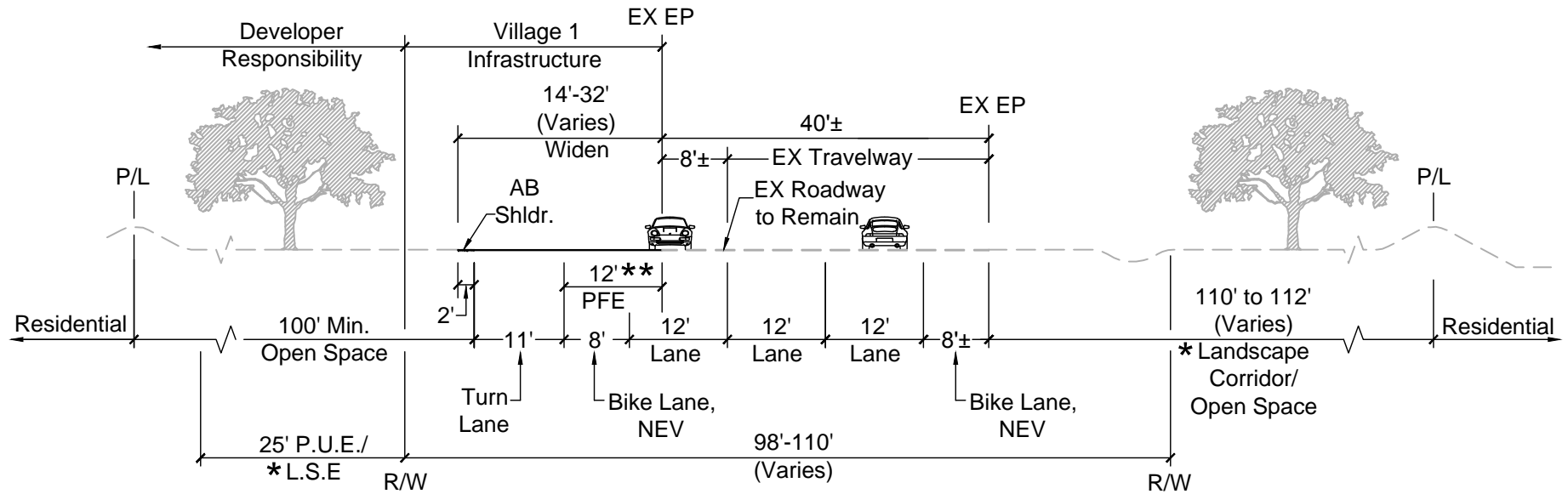
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193

Section 1-5  
NTS

\* To be Funded by Fronting Development.

\*\* Grind and Overlay Existing Shoulder

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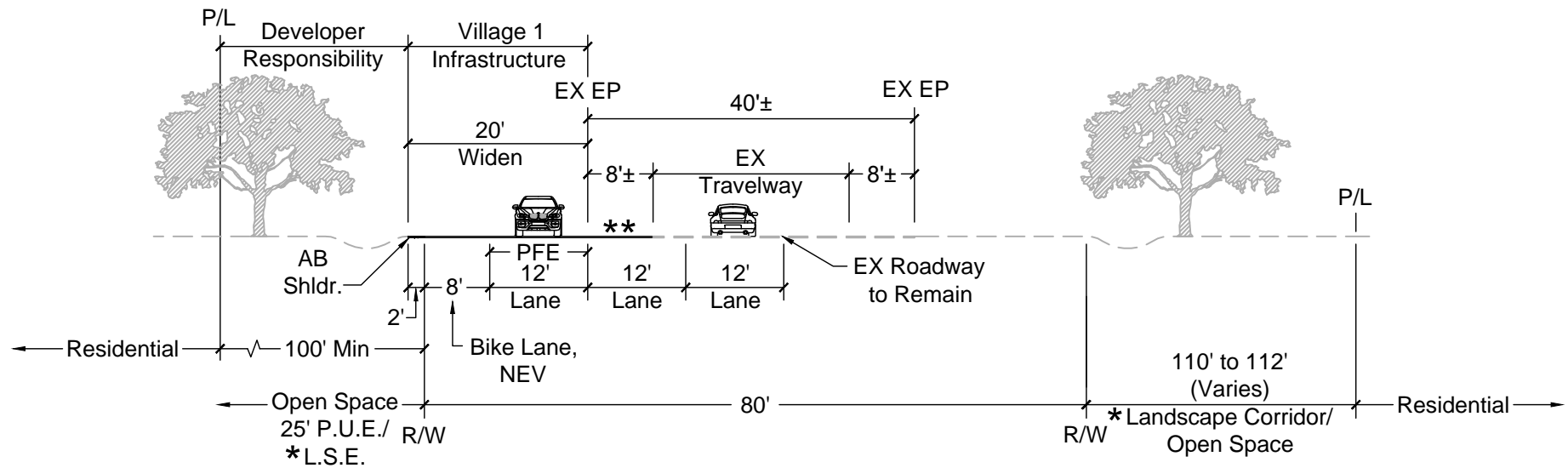
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Sheet 6 of 12  
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193

Section 1-6

NTS

\* To be Funded by Fronting Development.

\*\* Grind and Overlay Existing Shoulder

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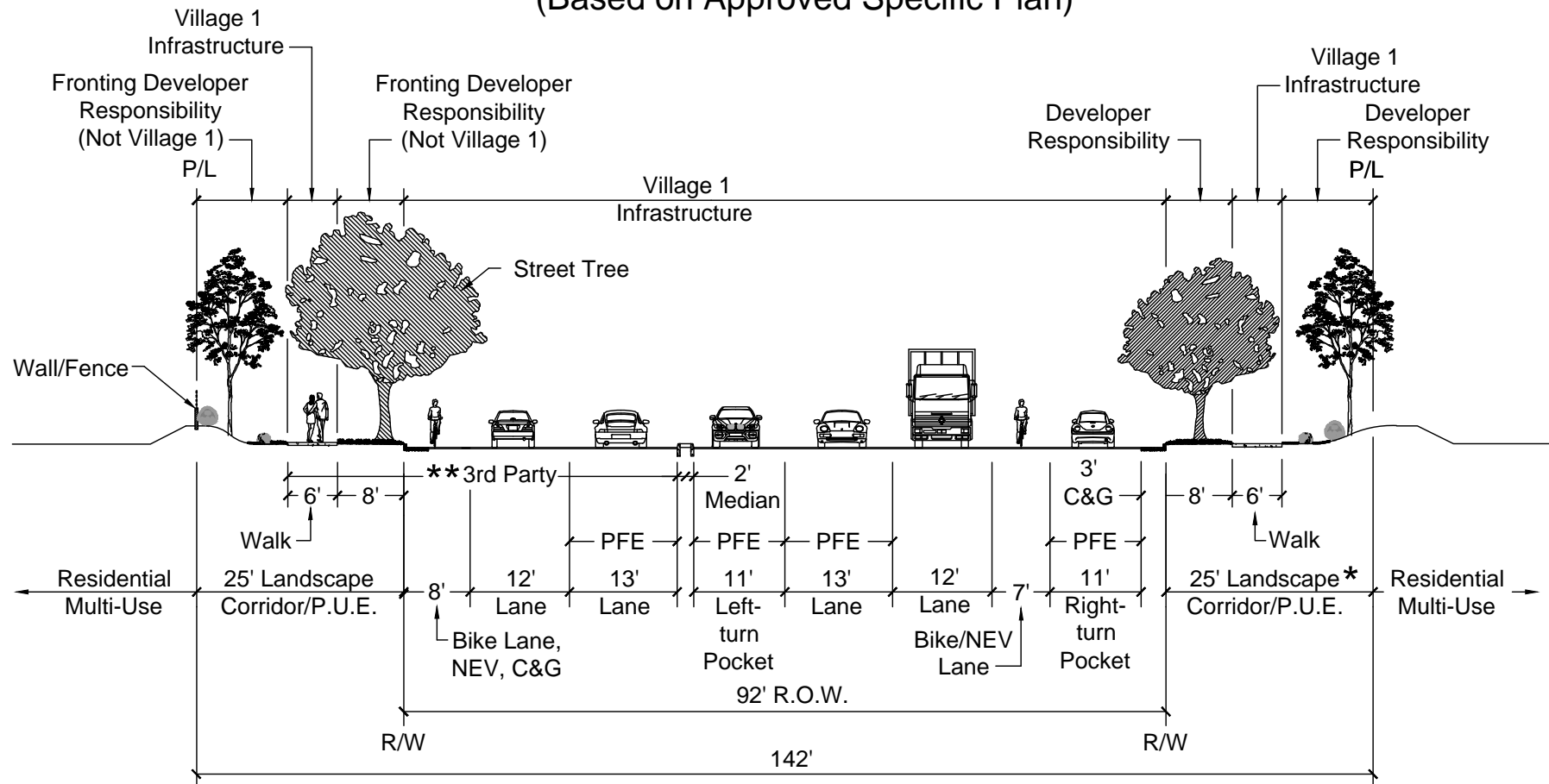
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## Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 1-7  
NTS

\* To be Funded by Fronting Development.

\*\* Half of Road Improvements fronting the Commercial Parcel will be eligible for 3rd Party Reimbursement

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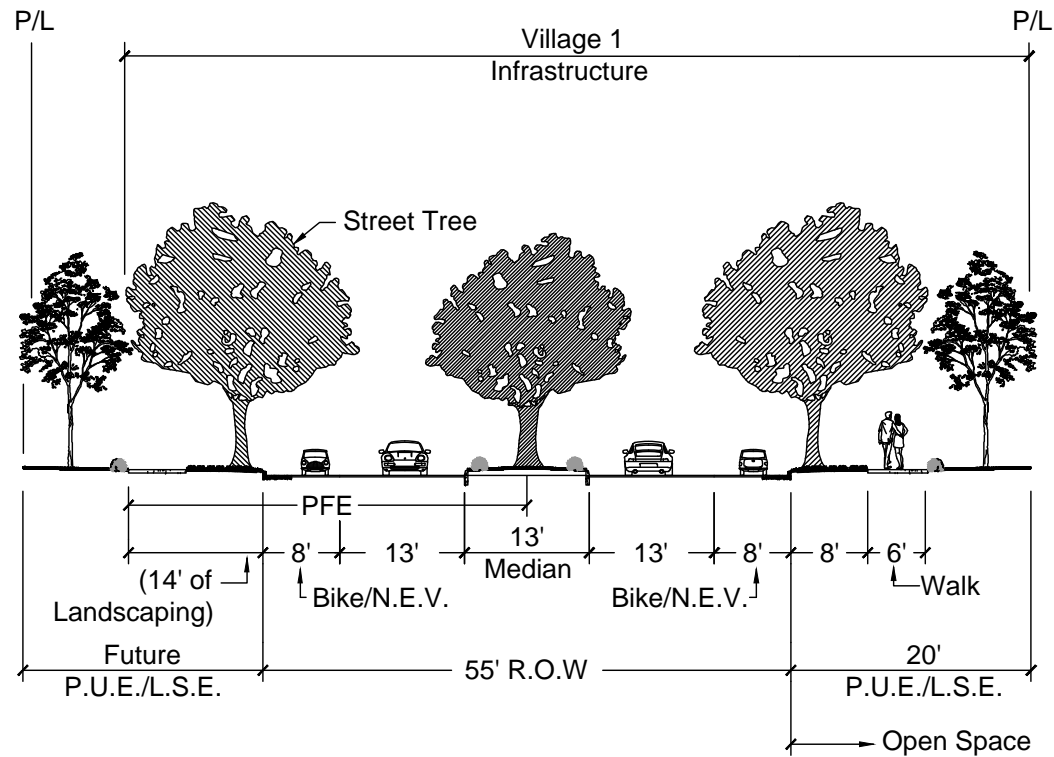
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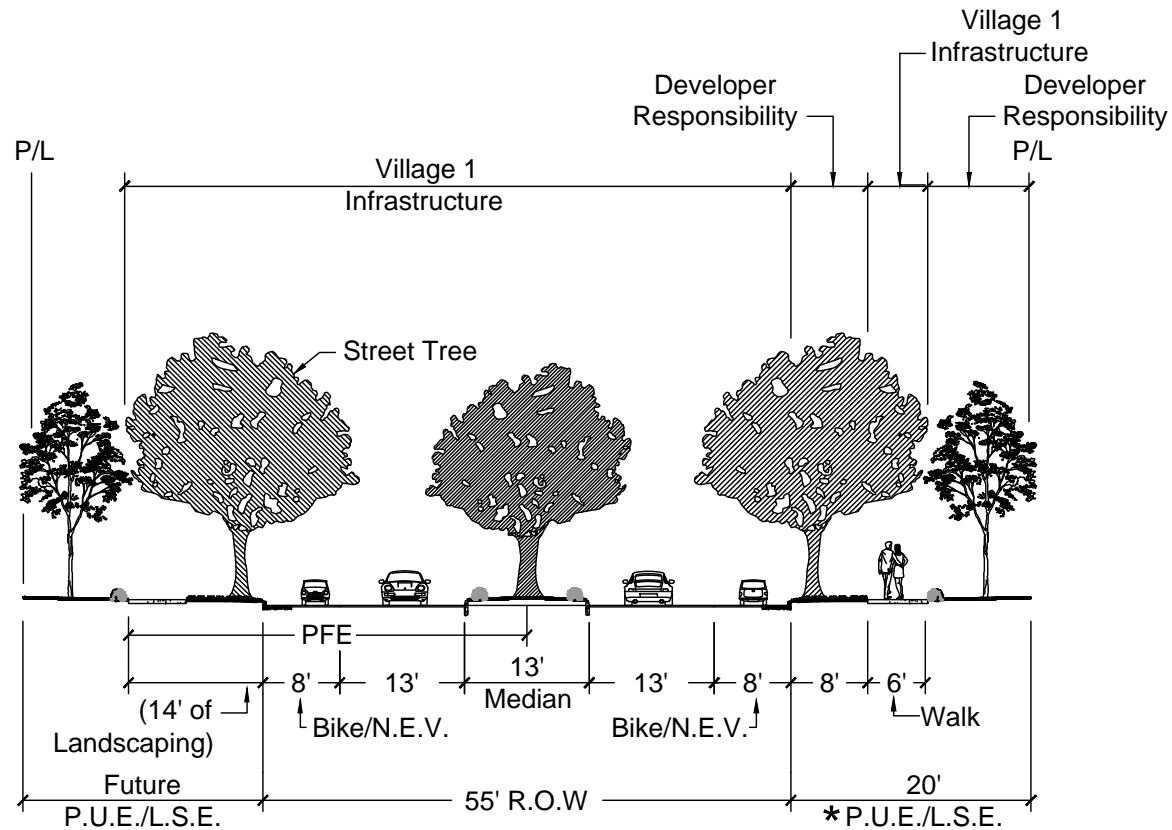


# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 1-8  
NTS

# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane

Section 1-9

NTS

\* To be Funded by Fronting Development.



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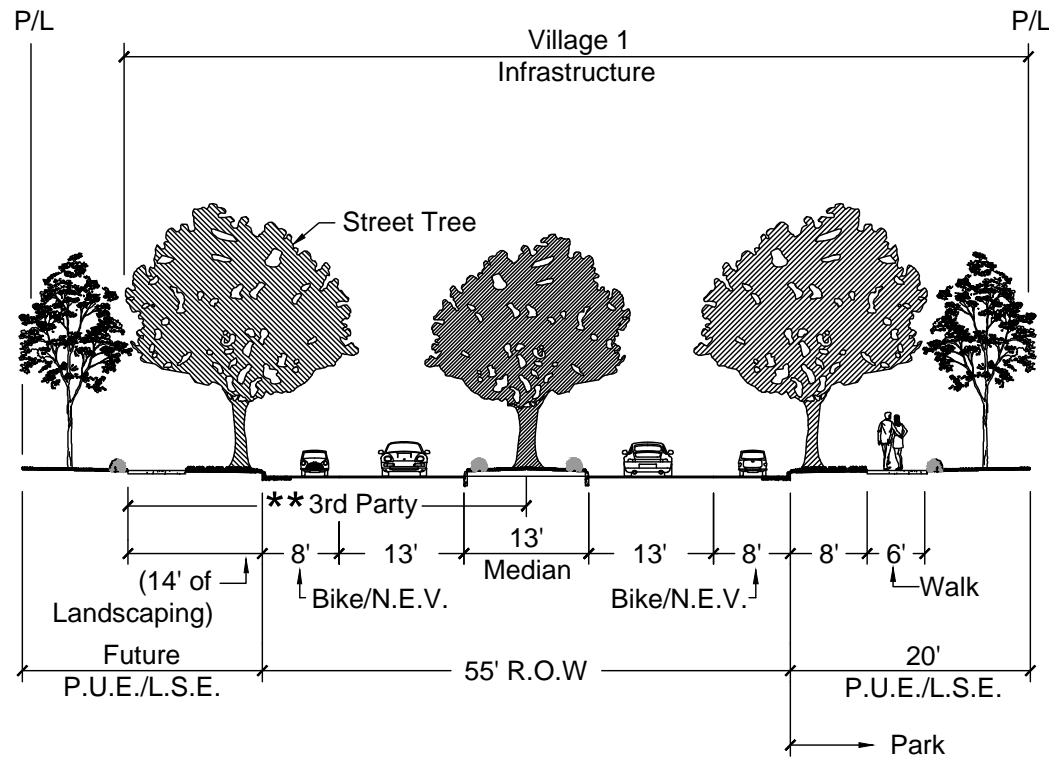
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# Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 1-10  
NTS

\*\* Half of Road Improvements fronting Crocker Knoll  
Subdivision will be eligible for 3rd Party Reimbursement

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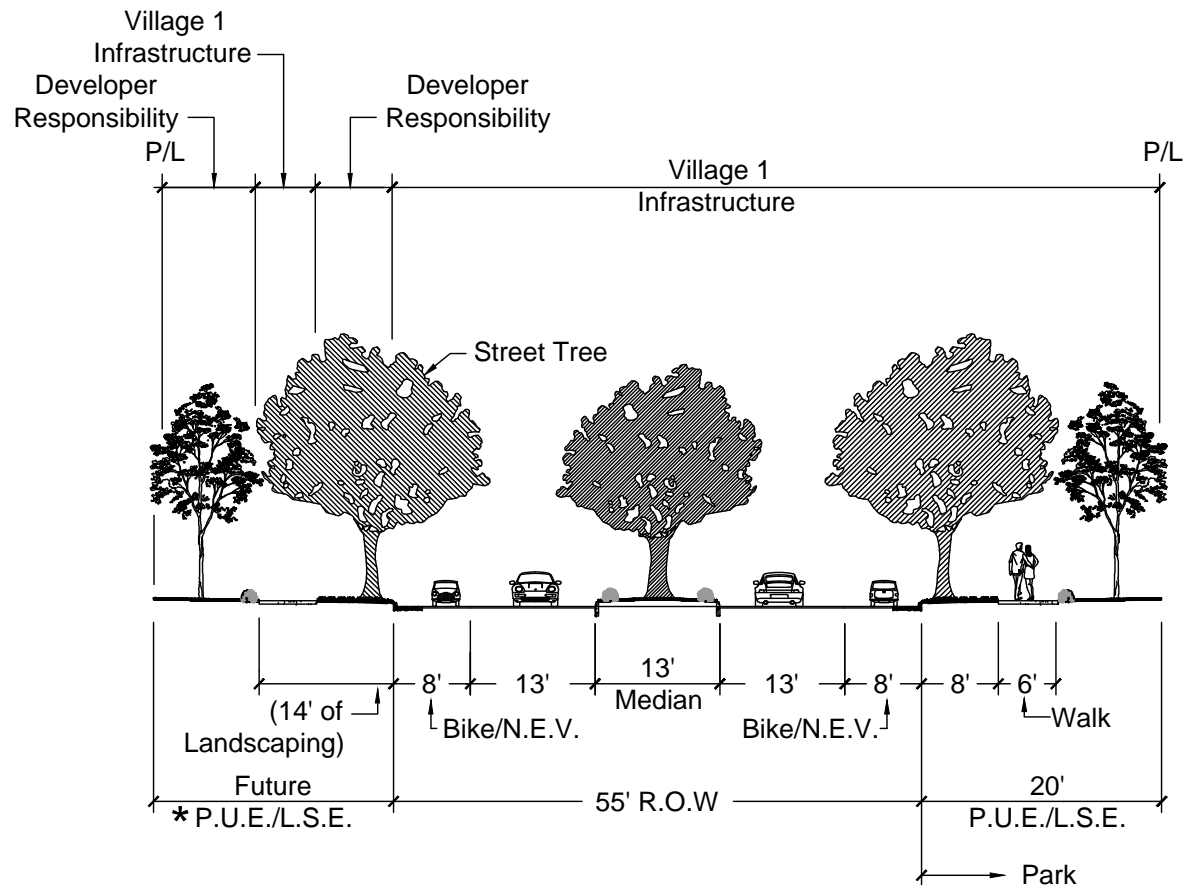
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## Phase 1 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 1-11  
NTS

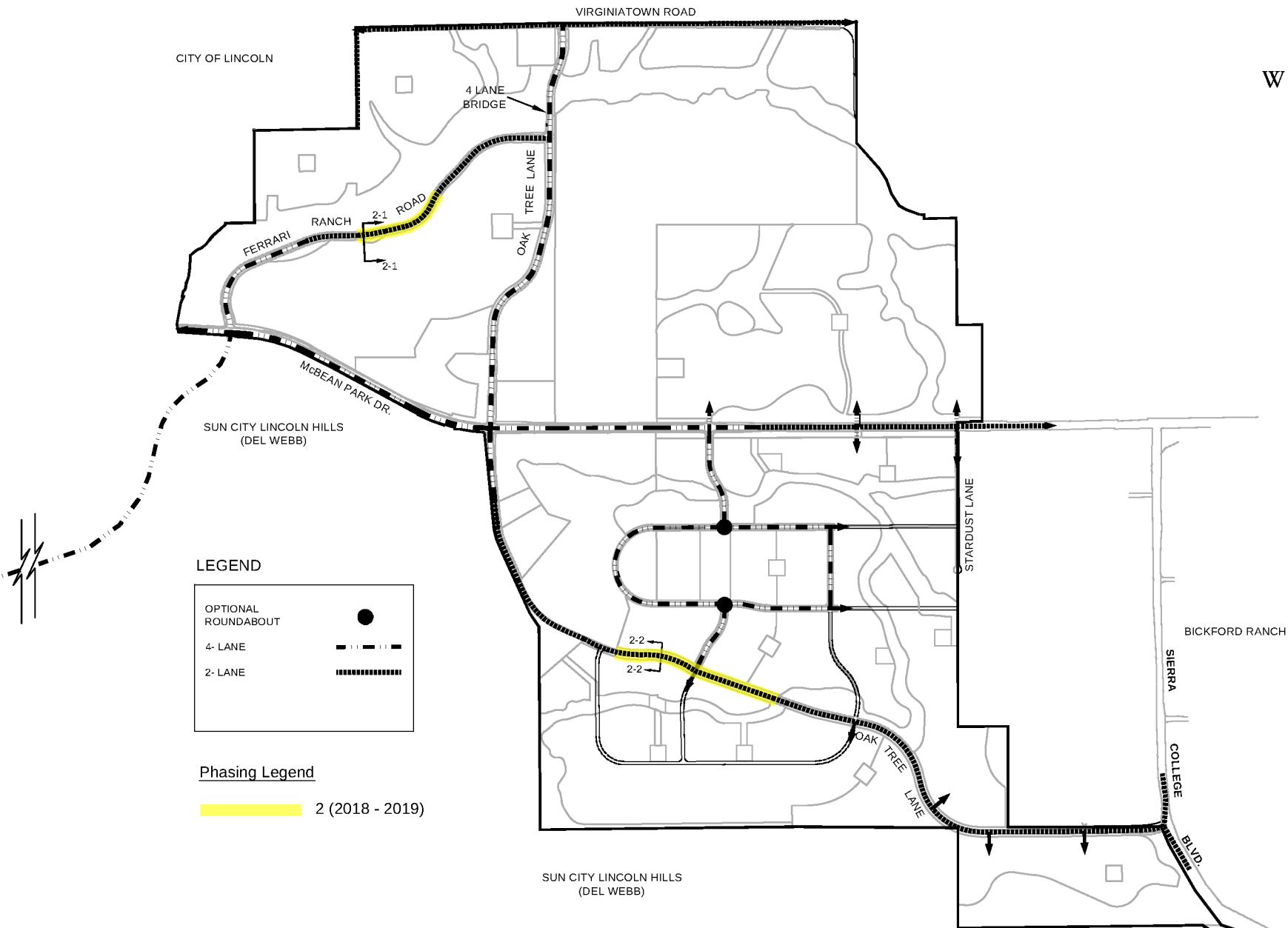
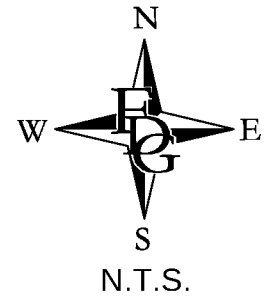
\* To be Funded by Fronting Development.



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## Phase 2



## Phase 2 Cross-sections Phasing Plan (Based on Approved Specific Plan)

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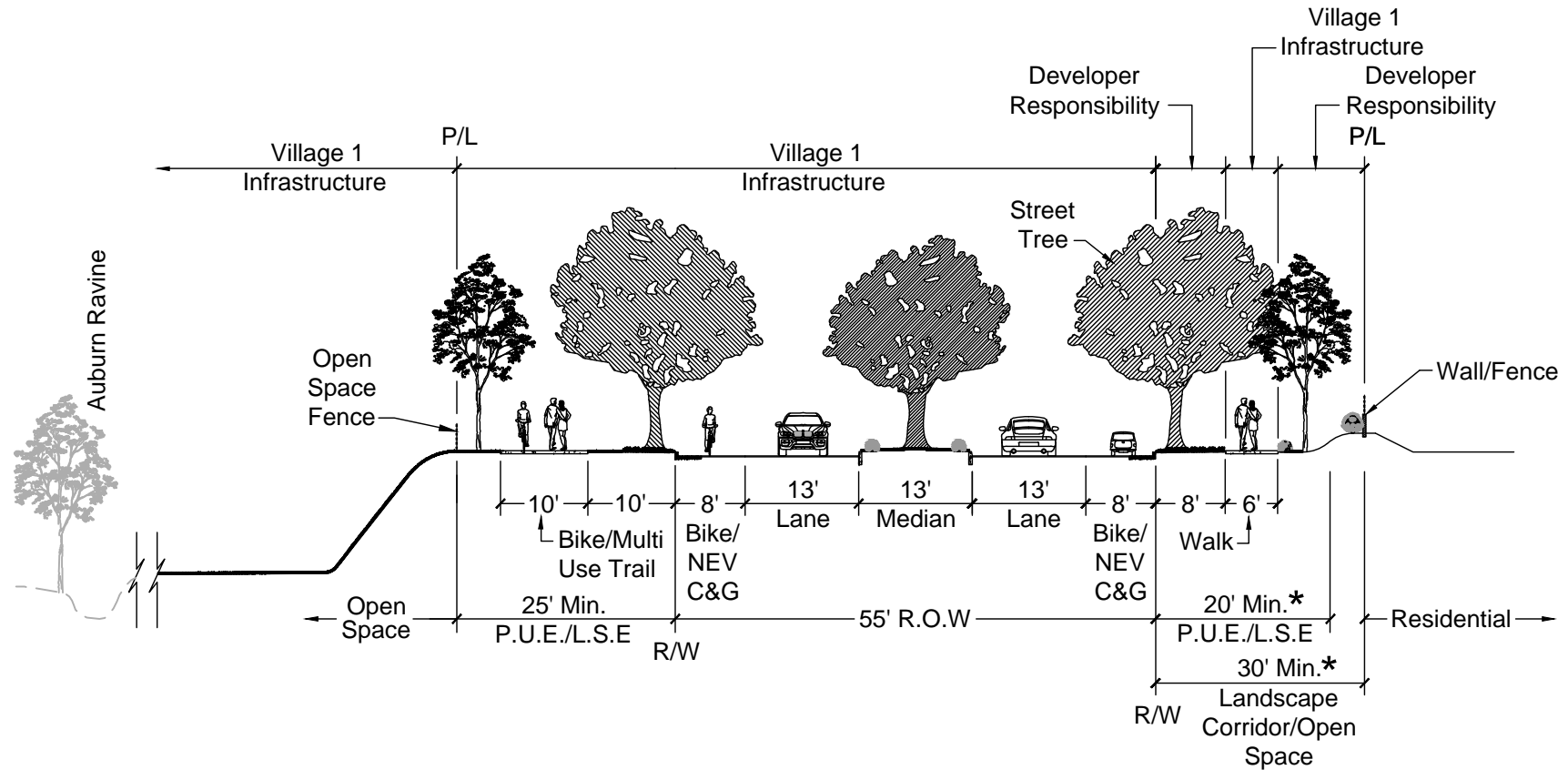
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# Phase 2 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Ferrari Ranch Road  
Section 2-1  
NTS

\* To be Funded by Fronting Development.



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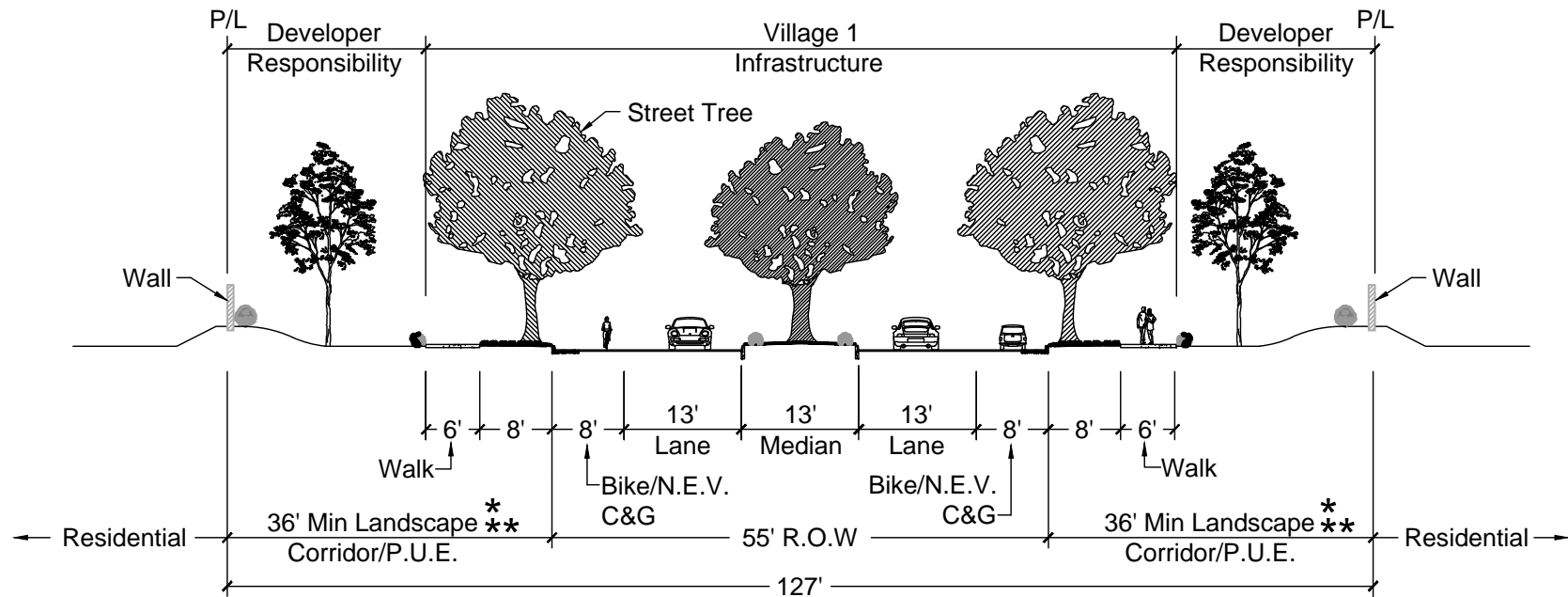


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## Phase 2 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane

Section 2-2  
NTS

\* 25' Min Landscape Corridor along VMDR.

\*\* To be Funded by Fronting Development.

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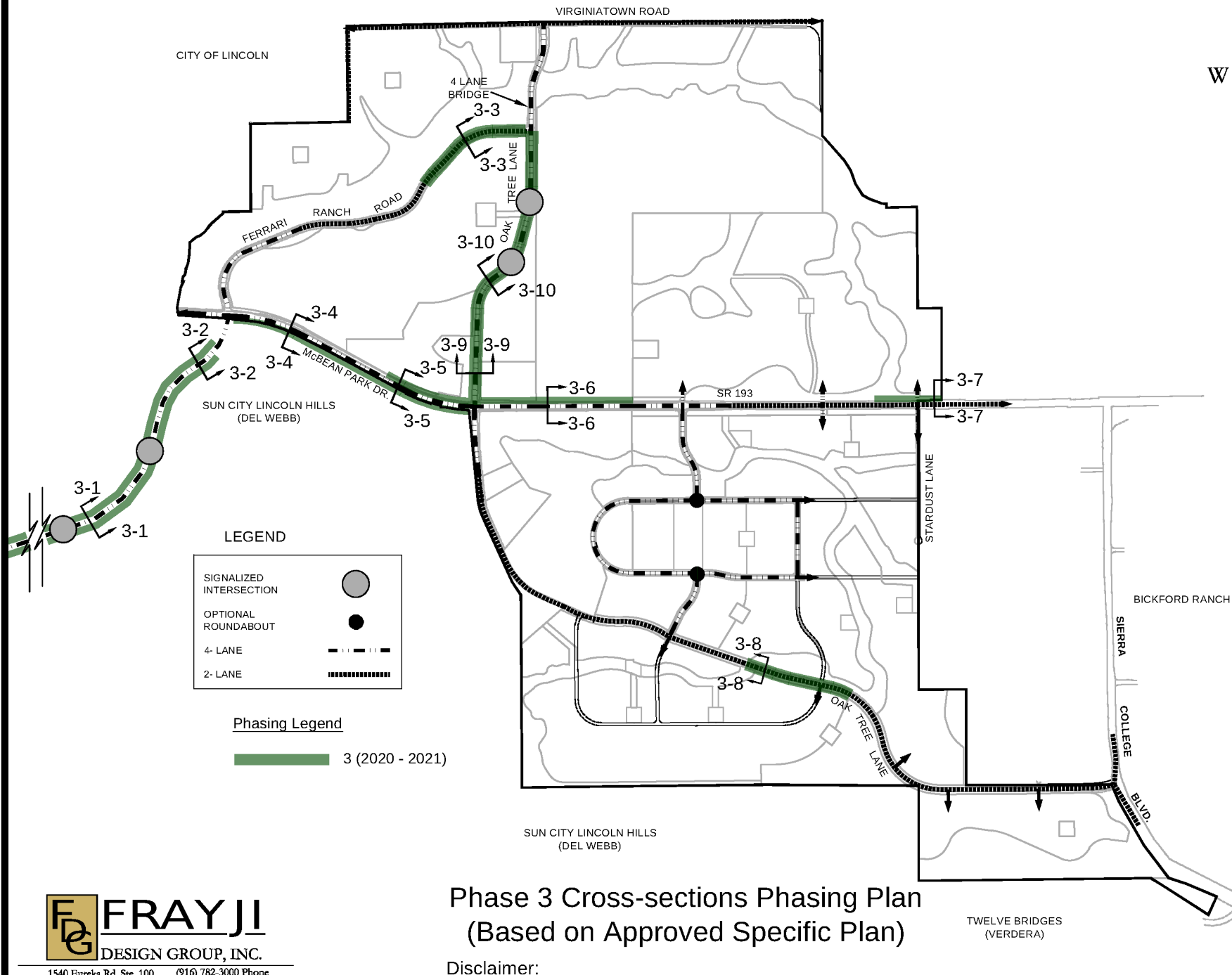
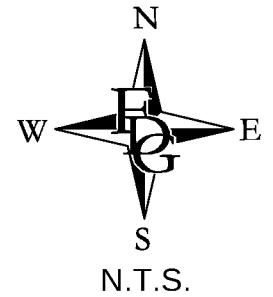
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# Phase 3



## Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)

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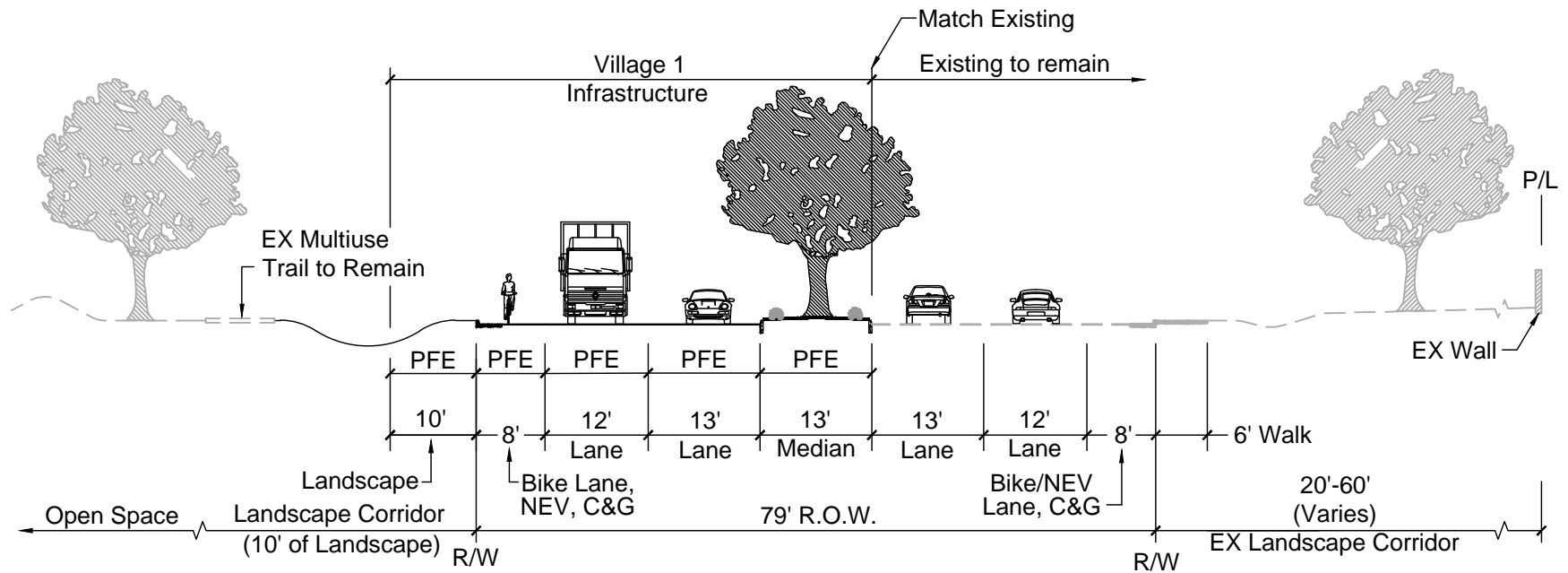
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## Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross-Section: Ferrari Ranch Road

Section 3-1

NTS



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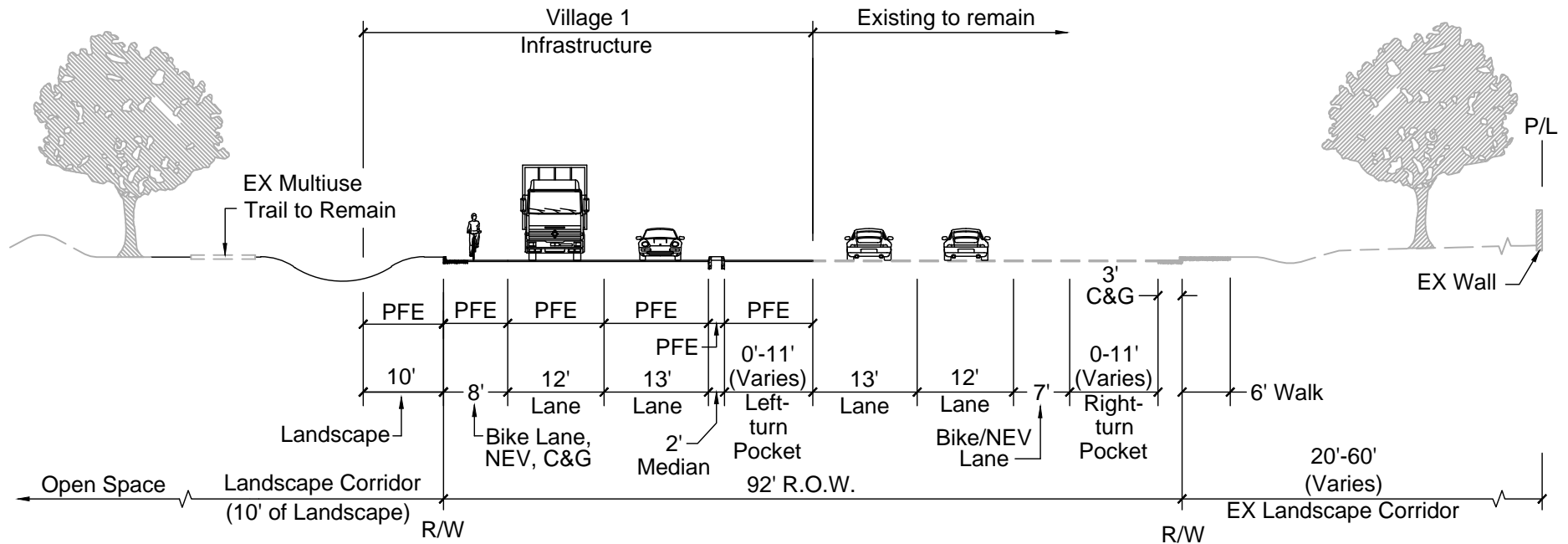
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# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross-Section: Ferrari Ranch Road  
Section 3-2  
NTS



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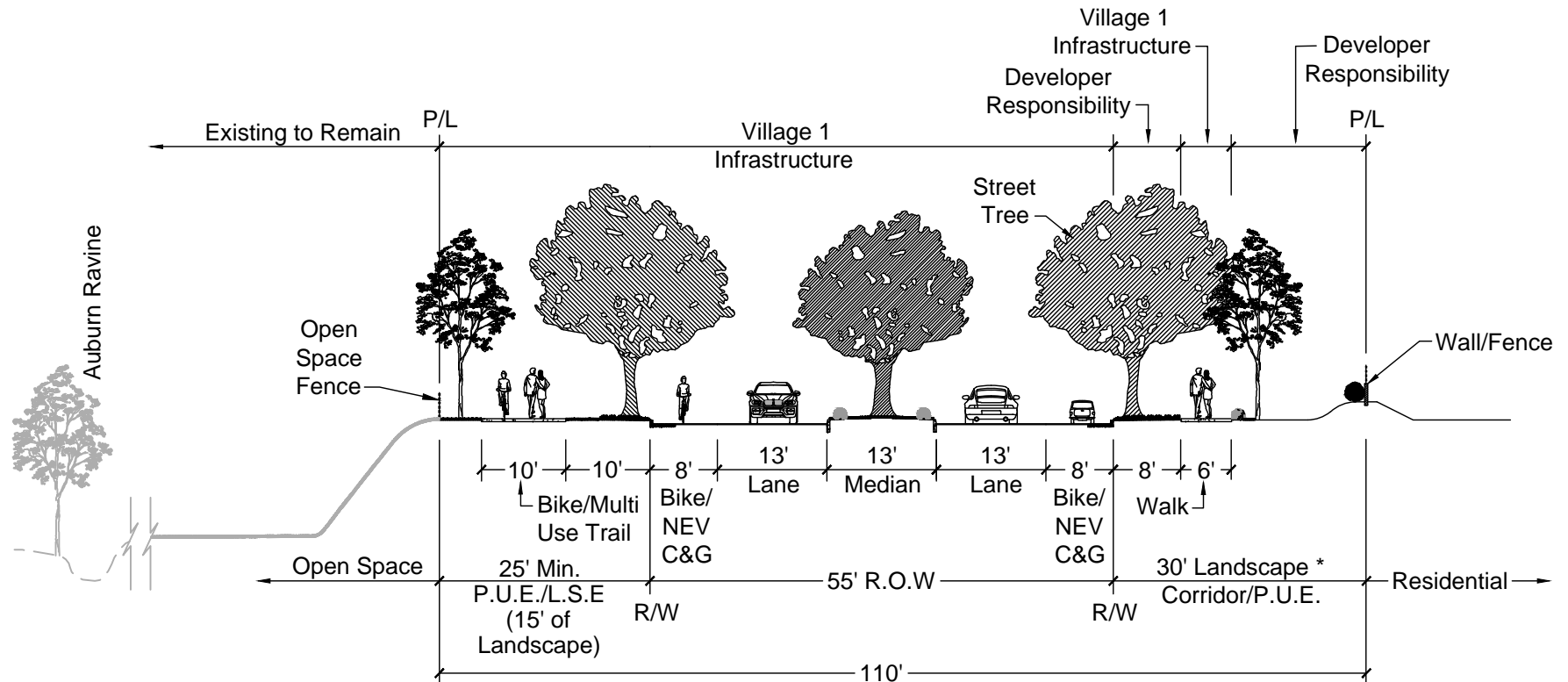
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# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Ferrari Ranch Road  
Section 3-3  
NTS

\* To be Funded by Fronting Development



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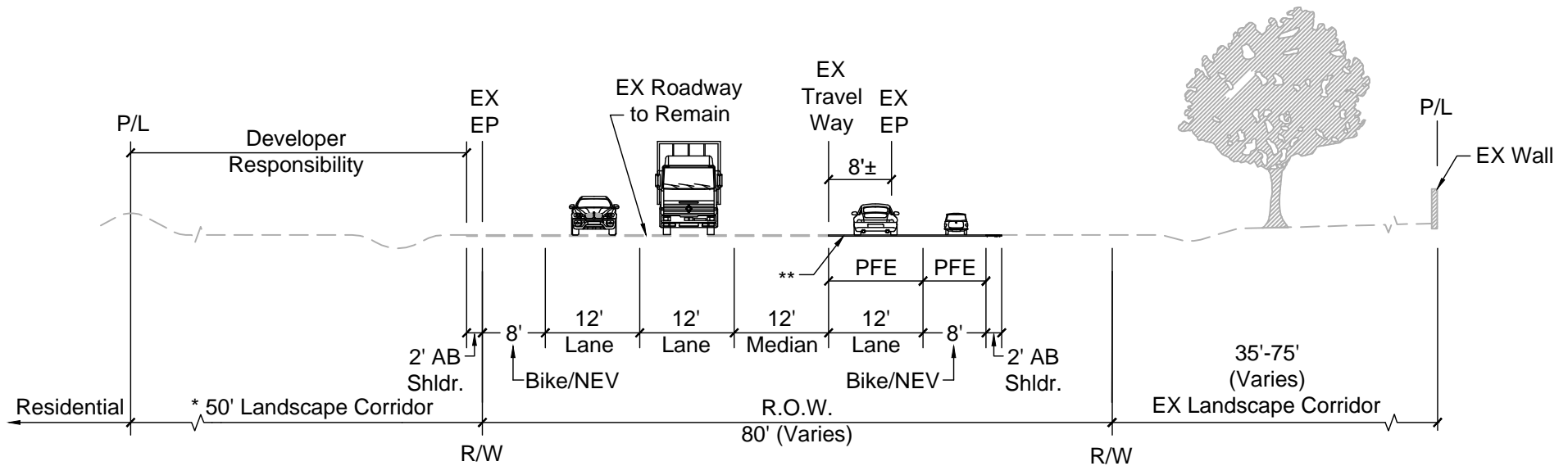


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Revised 8/9/2016

# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



## Cross Section: McBean Park Drive

### Section 3-4

NTS

\* To be Funded by Fronting Development

\*\* Grind & Overlay Existing Shoulder



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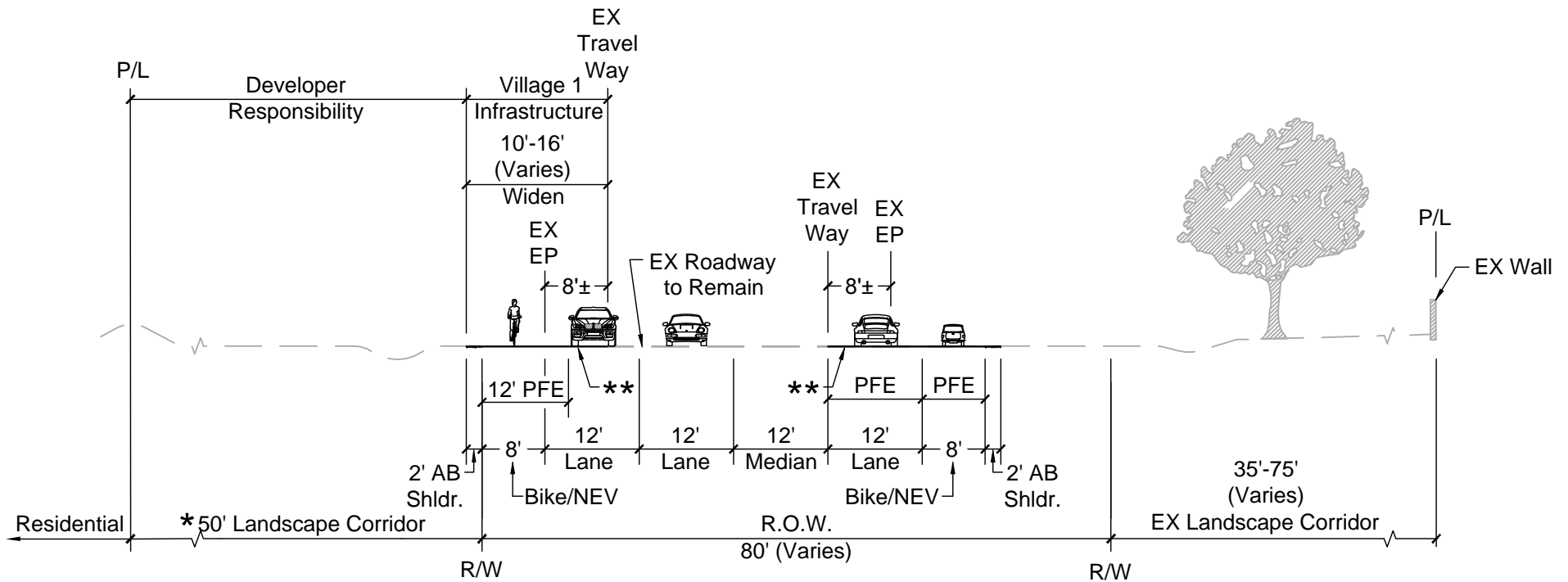
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Sheet 5 of 11  
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# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



## Cross Section: McBean Park Drive

### Section 3-5

NTS

- \* To be Funded by Fronting Development
- \*\* Grind & Overlay Existing Shoulder



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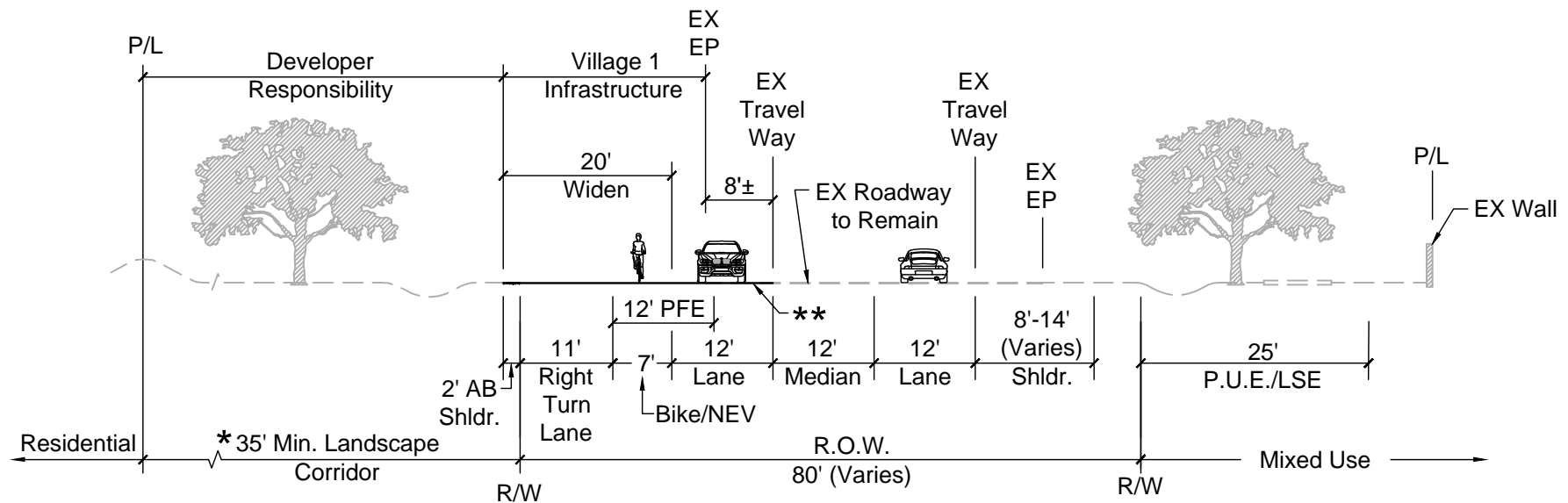
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# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193

Section 3-6

NTS

- \* To be Funded by Fronting Development
- \*\* Grind & Overlay Existing Shoulder

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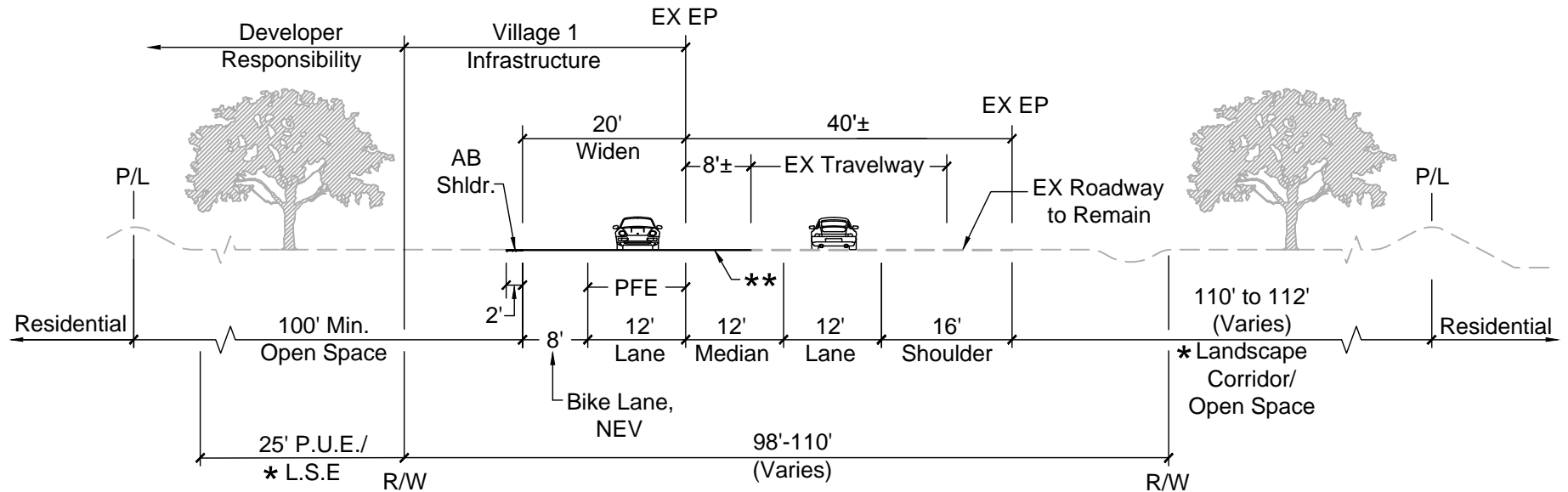
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# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



## Cross Section: State Route 193

### Section 3-7

NTS

\* To be Funded by Fronting Development or to Remain Natural

\*\* Grind & Overlay Existing Shoulder



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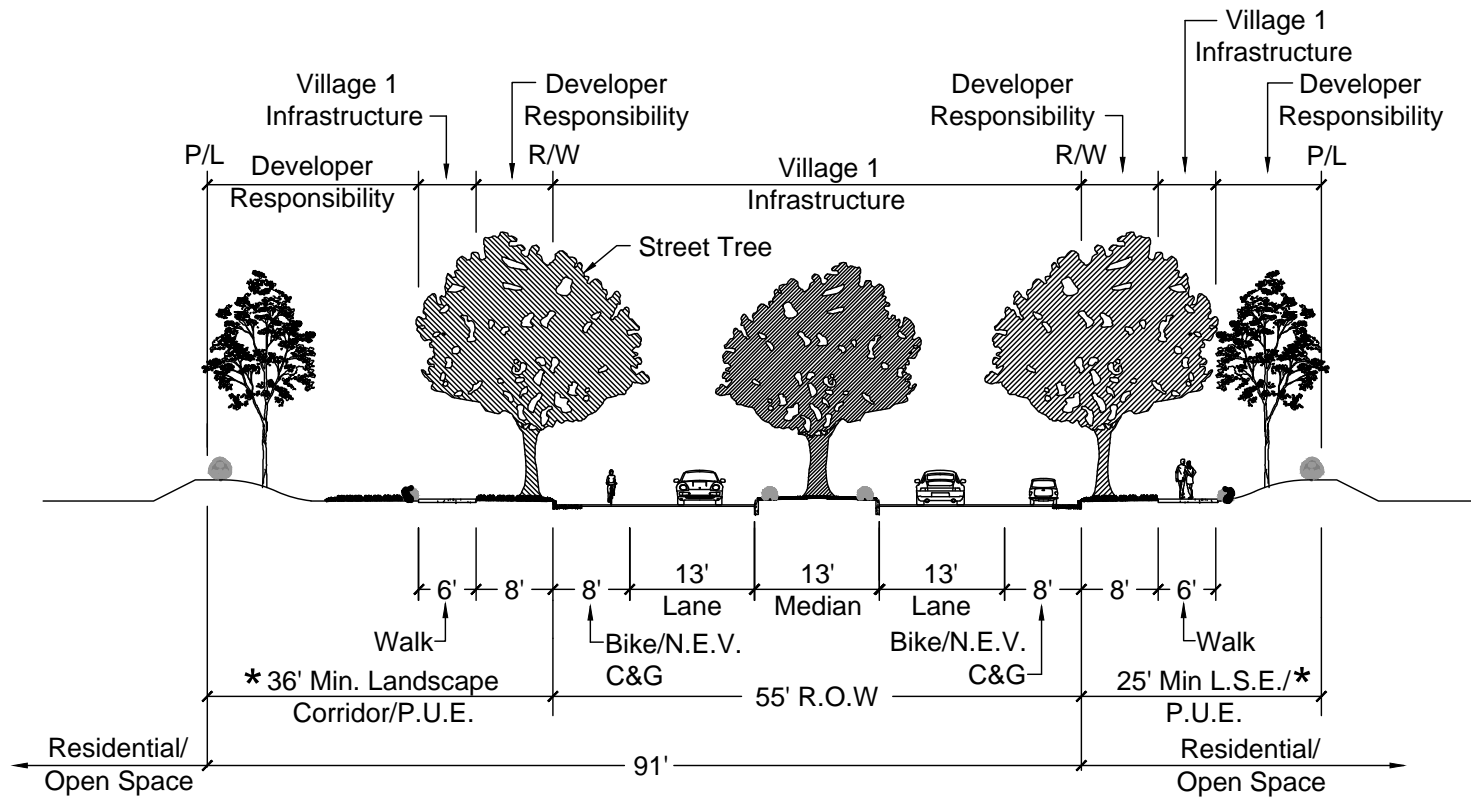
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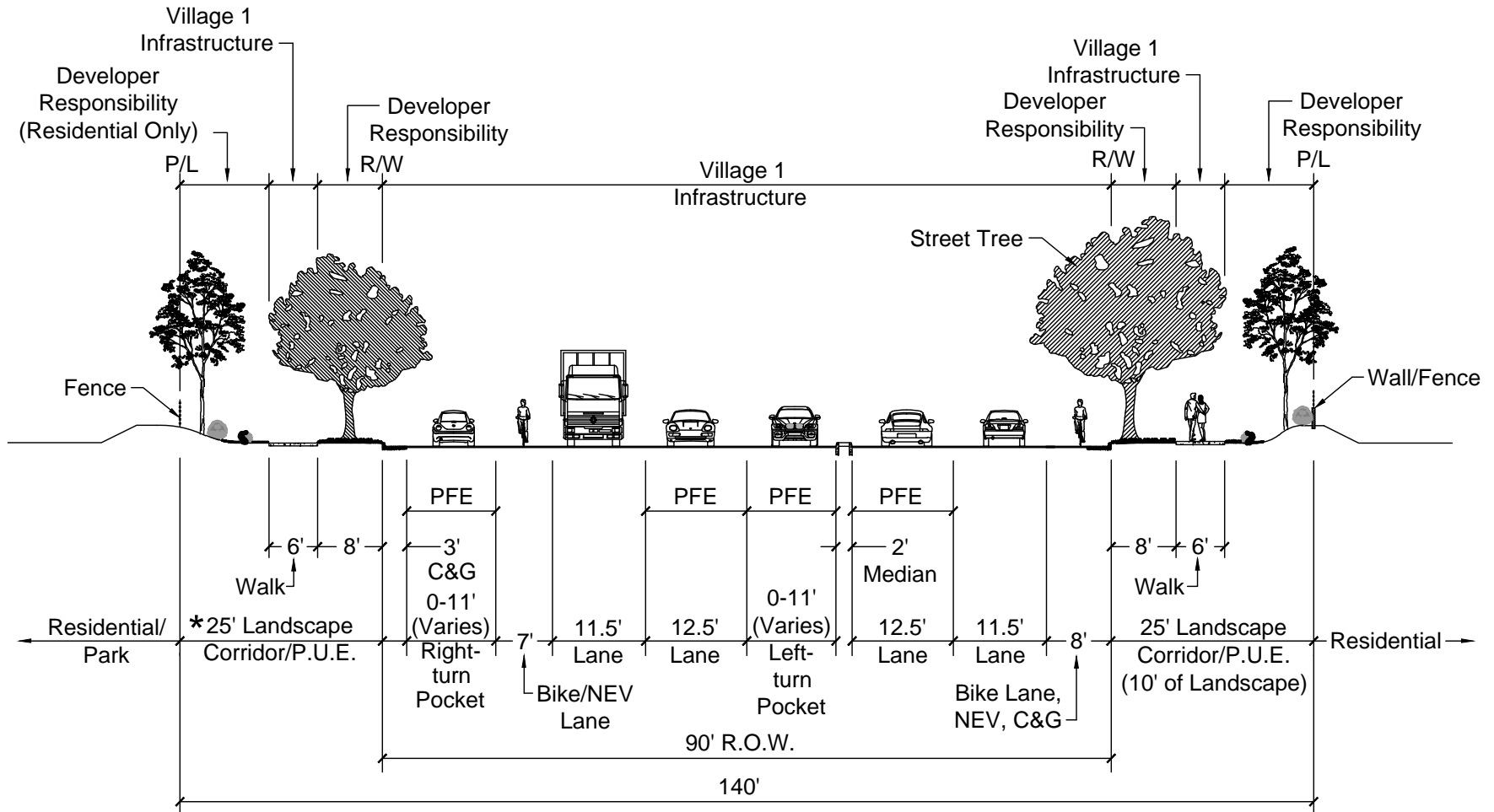
# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 3-8  
NTS

\* To be Funded by Fronting Development

# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane

Section 3-9

NTS

\* To be Funded by Fronting Development

## Disclaimer:

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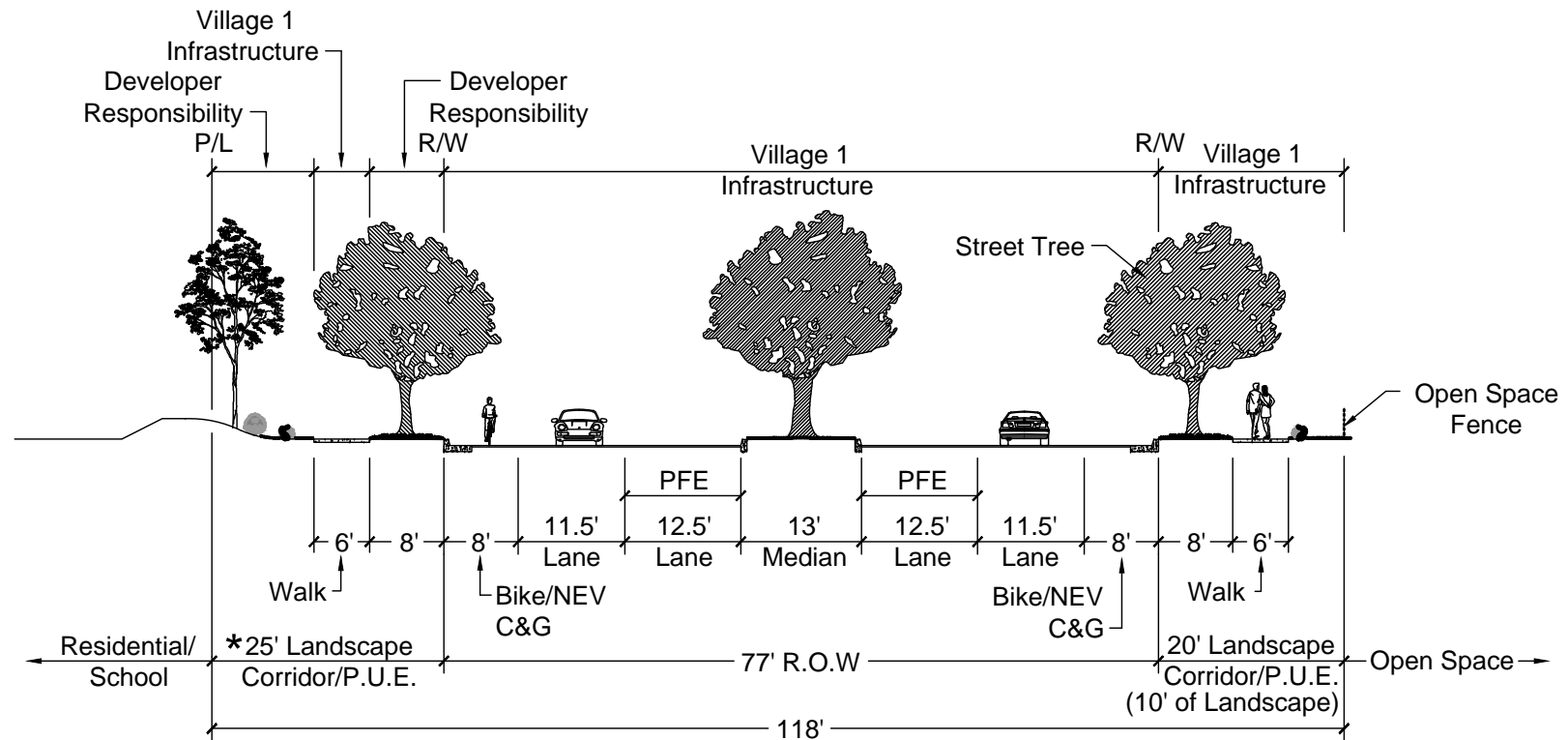
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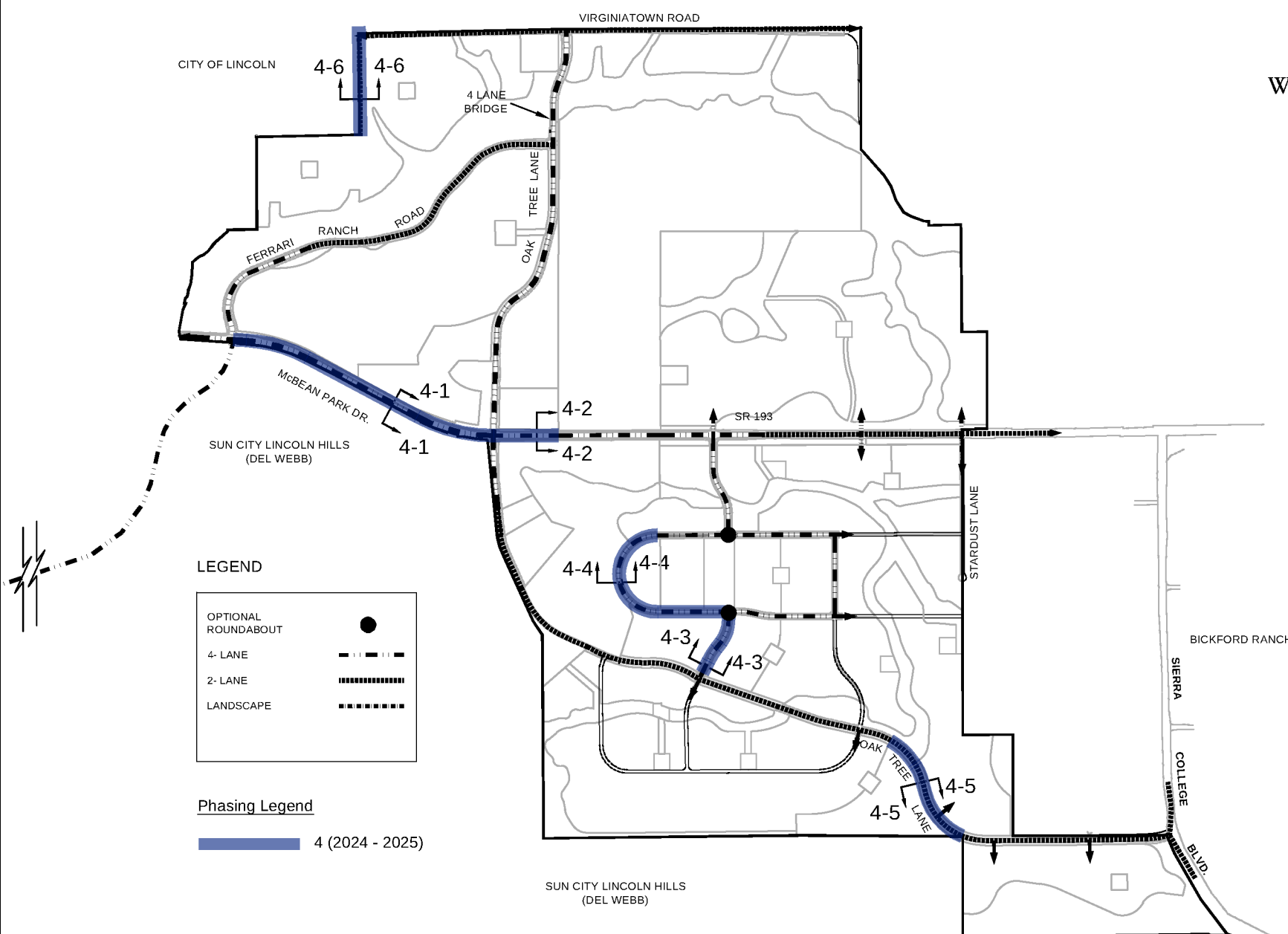
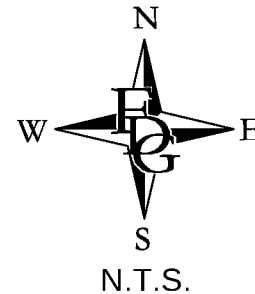
# Phase 3 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 3-10  
NTS

\* To be Funded by Fronting Development

# Phase 4



**LEGEND**


OPTIONAL ROUNDABOUT	●
4- LANE	— — — — —
2- LANE	— · — · — · — · — · — · — · — · —
LANDSCAPE	— · — · — · — · — · — · — · — · —

Phasing Legend

     4 (2024 - 2025)

## Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)

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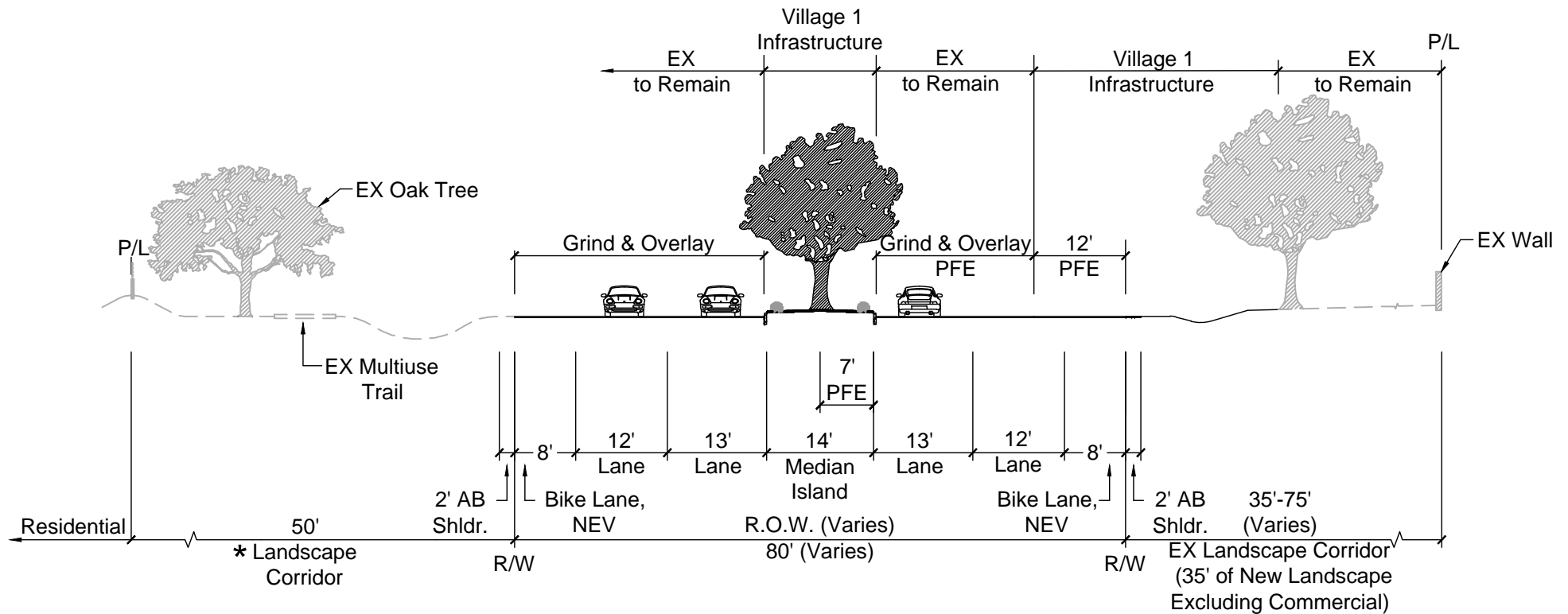


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# Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: McBean Park Drive  
Section 4-1  
NTS

\* To be Funded by Fronting Development.

\*\* At Ultimate Buildout, Grind & Overlay entire width of road.

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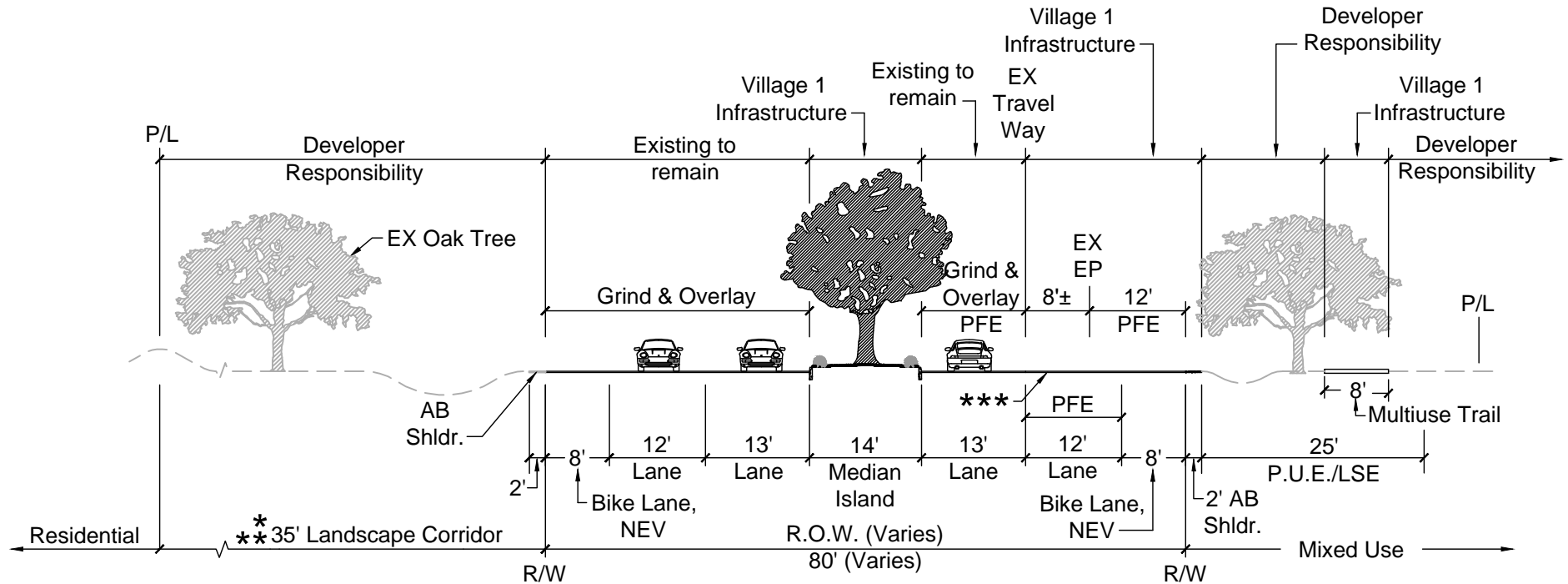
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# Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)



## Cross Section: State Route 193 Section 4-2 NTS

- \* To be Funded by Fronting Development.
- \*\* Landscape Corridor is measured from edge of McBean Park Drive/SR 193 paving.
- \*\*\* Grind & Overlay Existing Shoulder
- \*\*\* At Ultimate Buildout, Grind & Overlay entire width of road.

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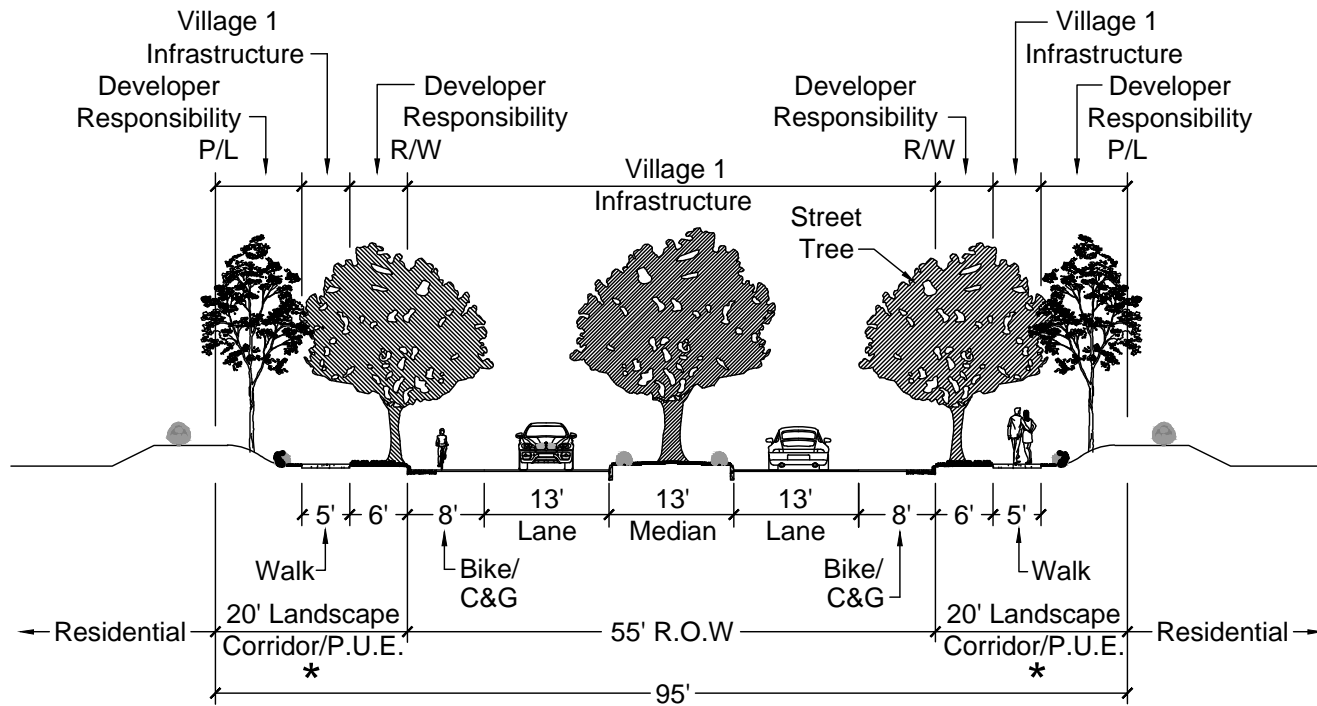
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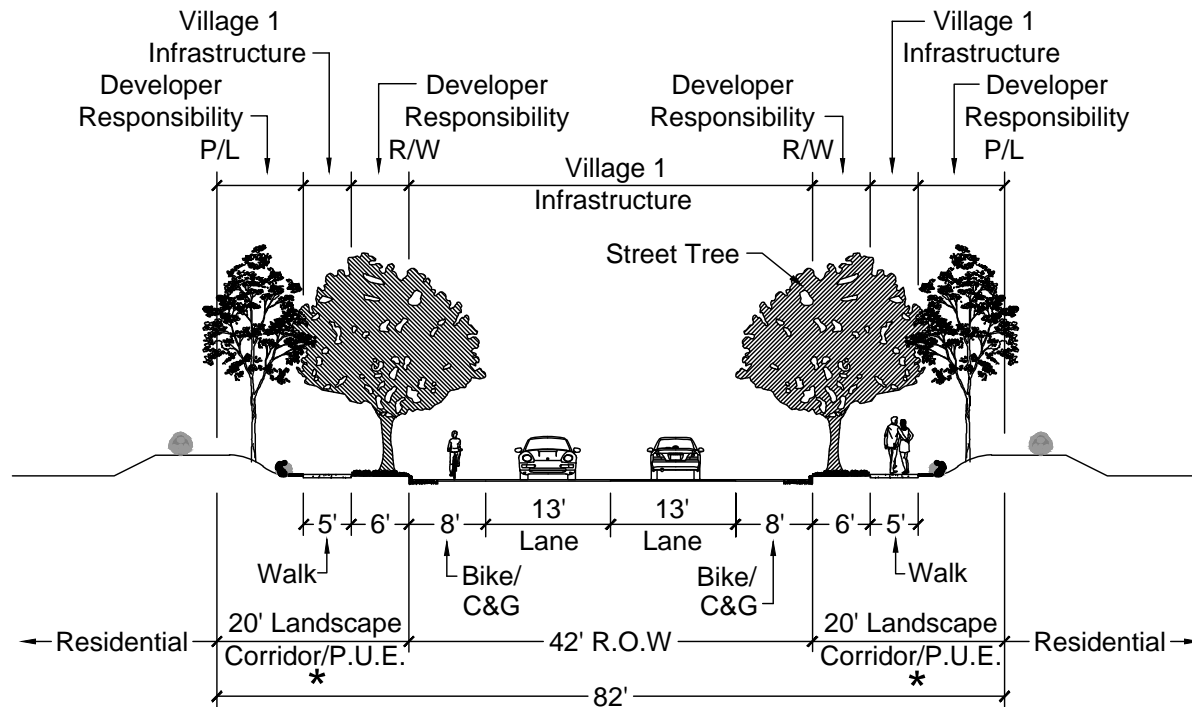
# Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: North-South Collector  
Section 4-3  
NTS

\* To be Funded by Fronting Development.

# Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Collector Loop

Section 4-4

NTS

\* To be Funded by Fronting Development.

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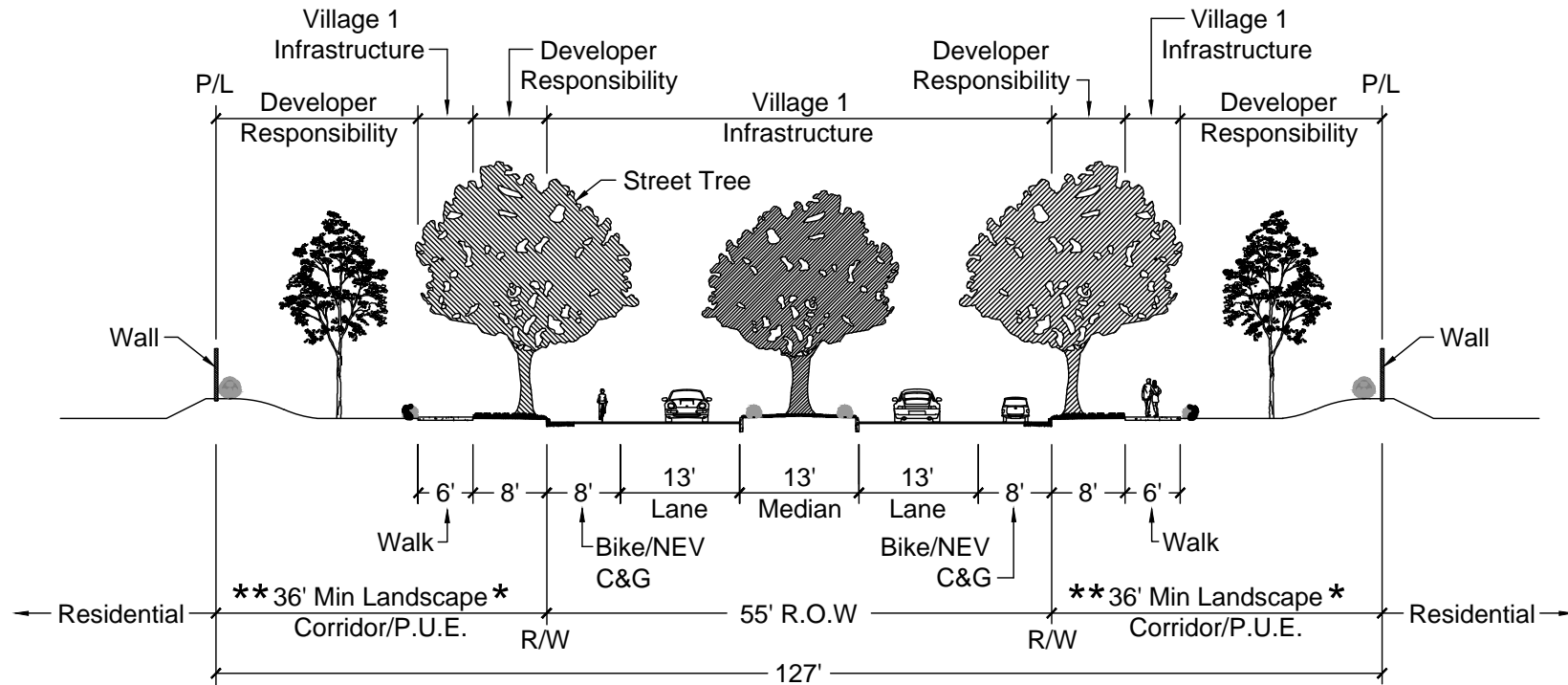
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Disclaimer:

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Finals Costs will be based on Final Improvement Plans.

Sheet 5 of 7  
Revised 8/9/2016

## Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane

Section 4-5  
NTS

- \* To be Funded by Fronting Development.
- \*\* 20' Landscape/P.U.E. Along Parks.

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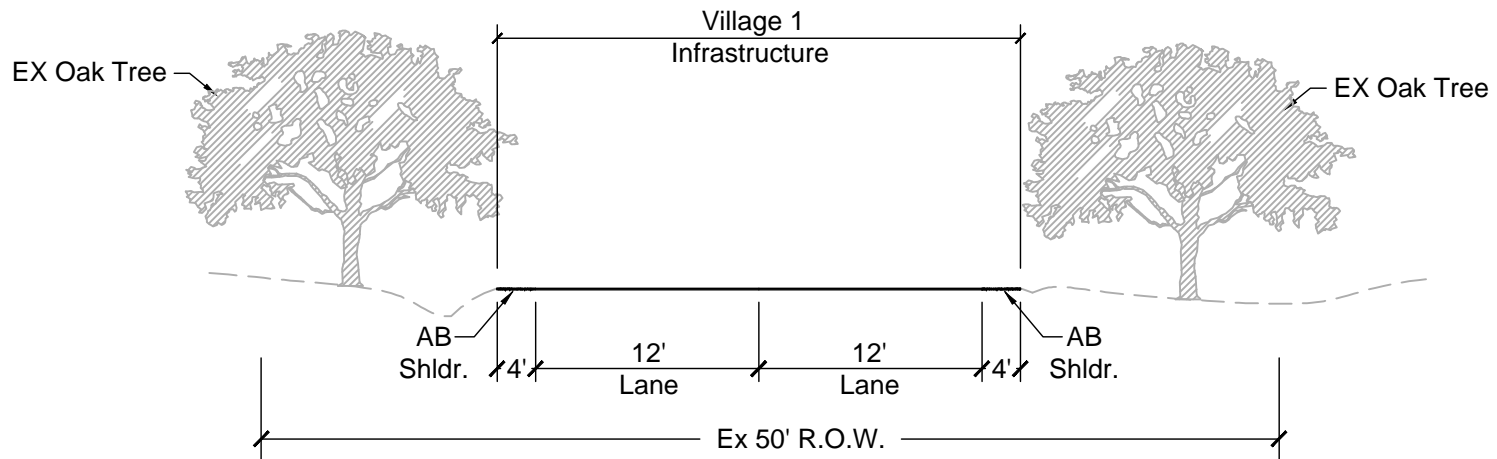
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Sheet 6 of 7  
Revised 8/9/2016

# Phase 4 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Liberty Lane

Section 4-6  
NTS

- \* To be Funded by Fronting Development.
- \*\* 20' Landscape/P.U.E. Along Parks.

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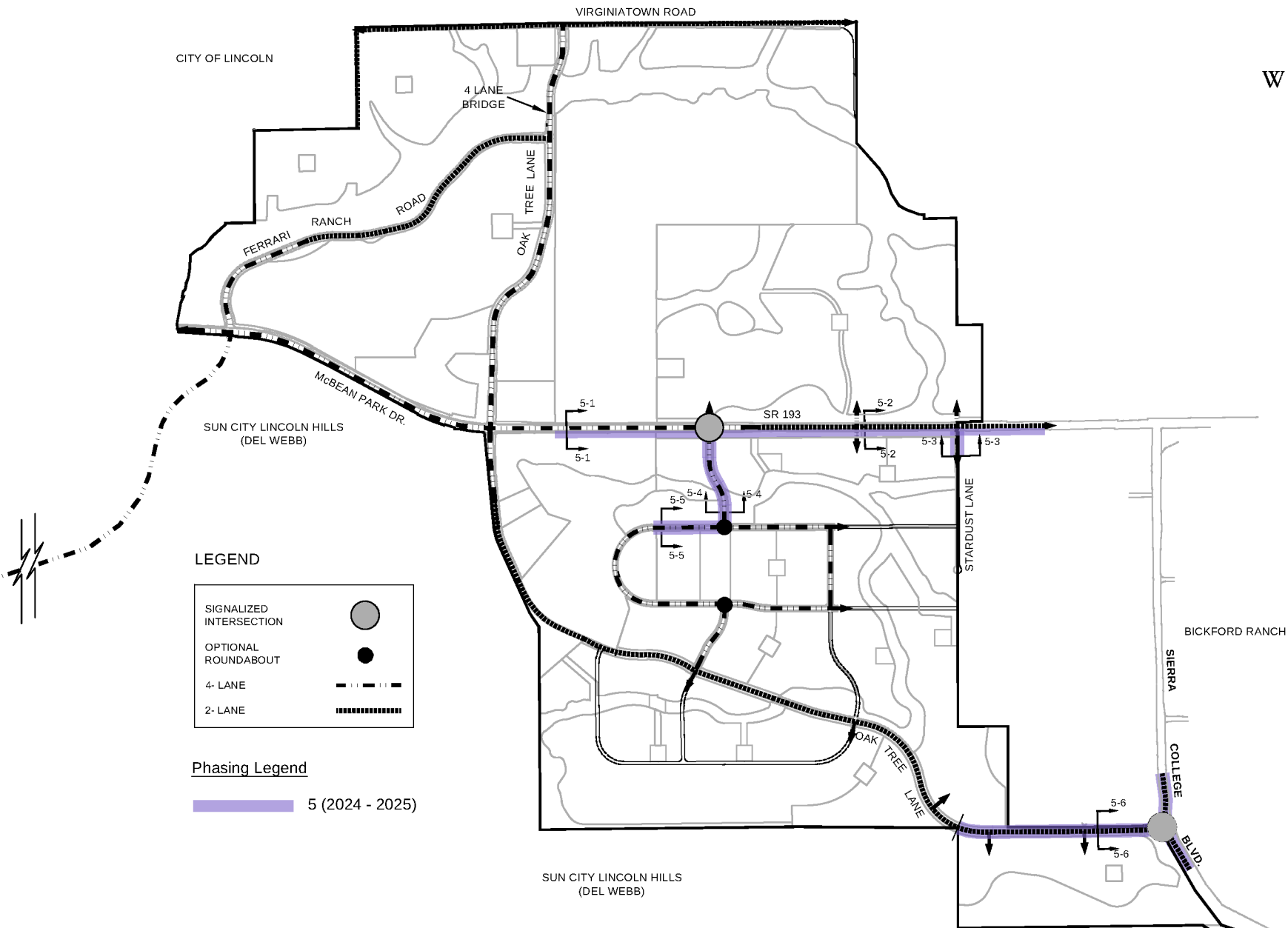
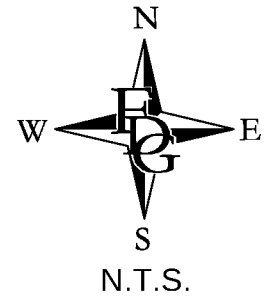
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# Phase 5



## Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)

### Disclaimer:

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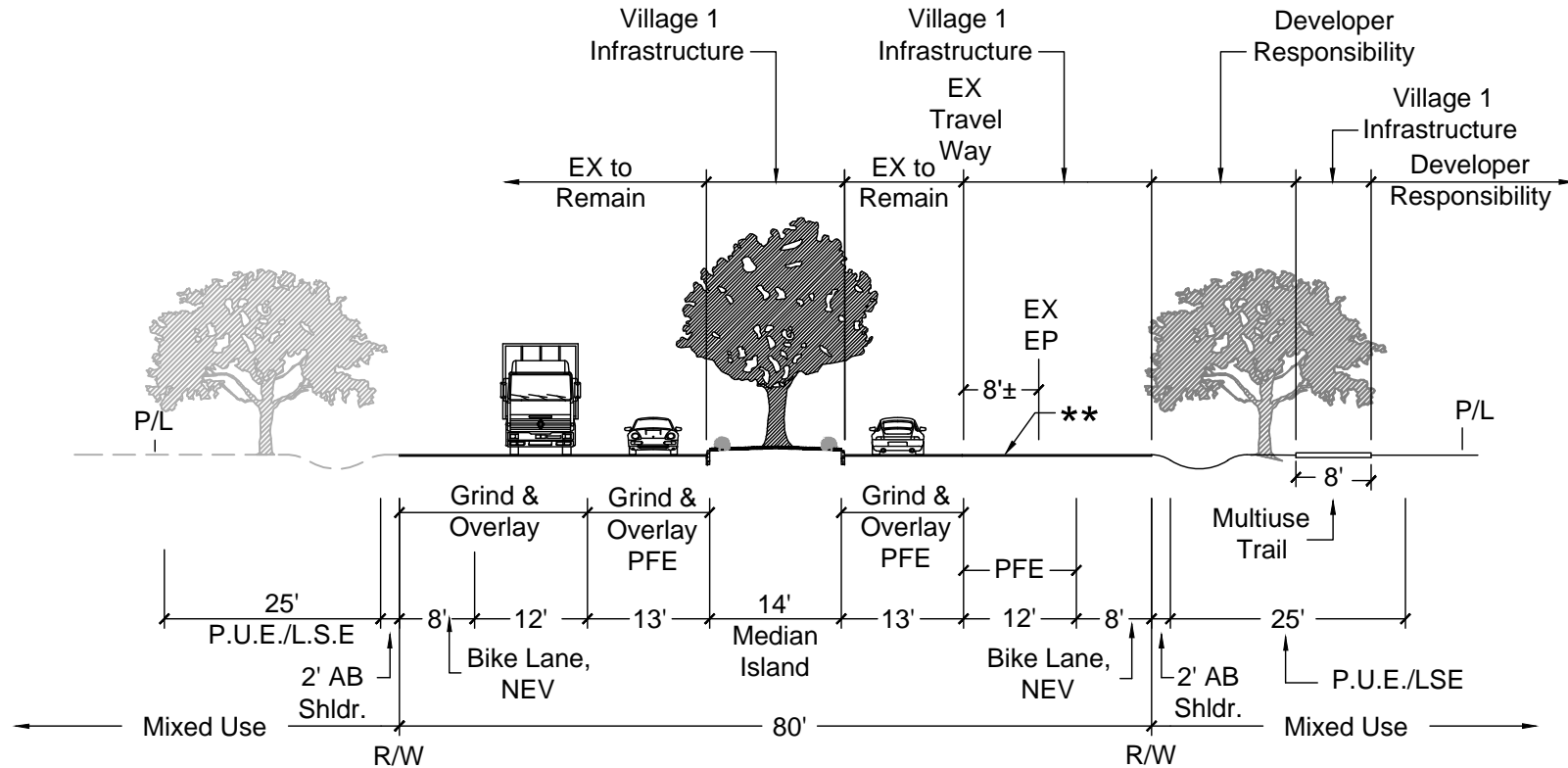
Sheet 1 of 7  
Revised 8/9/2016

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# Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193

Section 5-1  
NTS

- \*\* Grind & Overlay Existing Shoulder
- \*\*\* At Ultimate Buildout, Grind & Overlay entire width of road.

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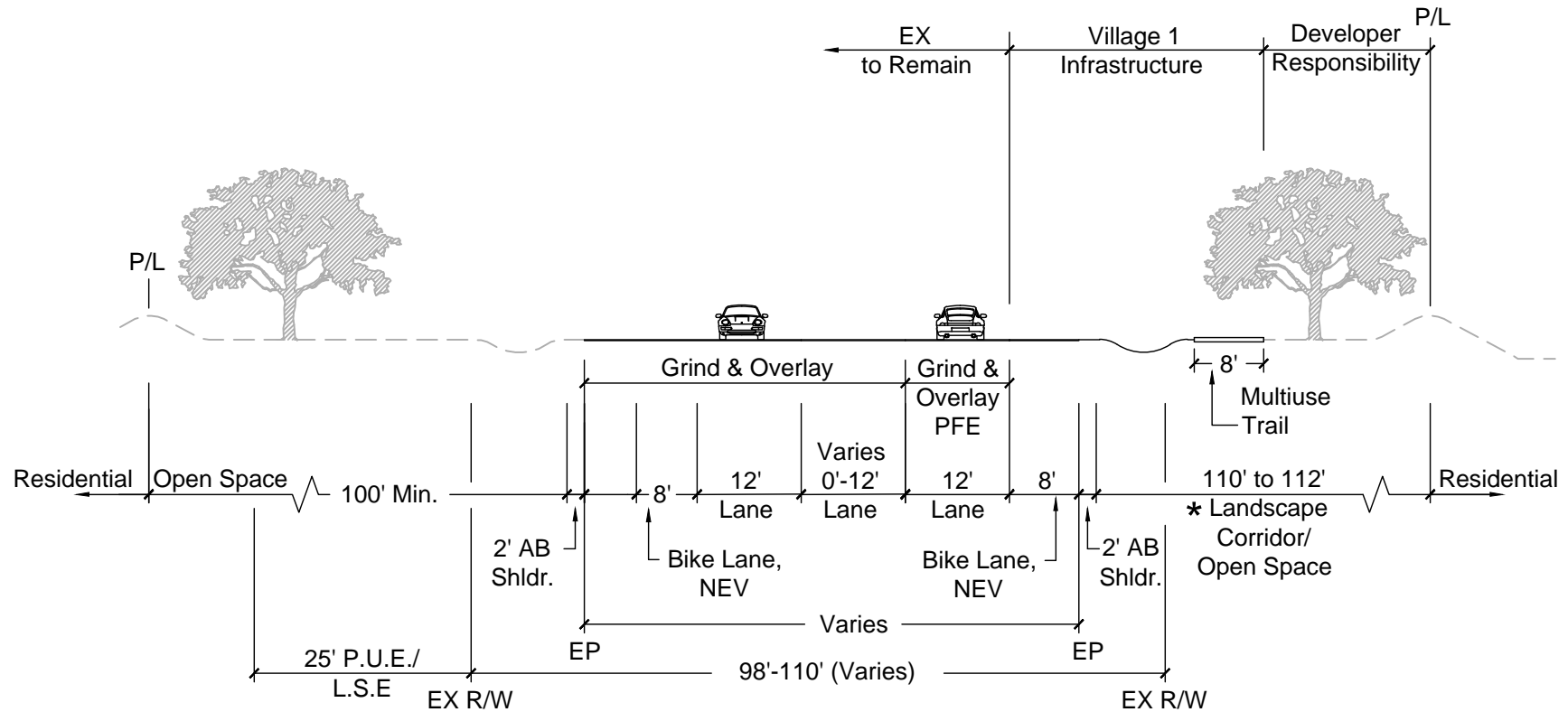
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Final Costs will be based on Final Improvement Plans.

Sheet 2 of 7  
Revised 8/9/2016

# Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193  
Section 5-2  
NTS

- \* To be Funded by Fronting Development
- \*\* At Ultimate Buildout, Grind & Overlay entire width of road.

Disclaimer:  
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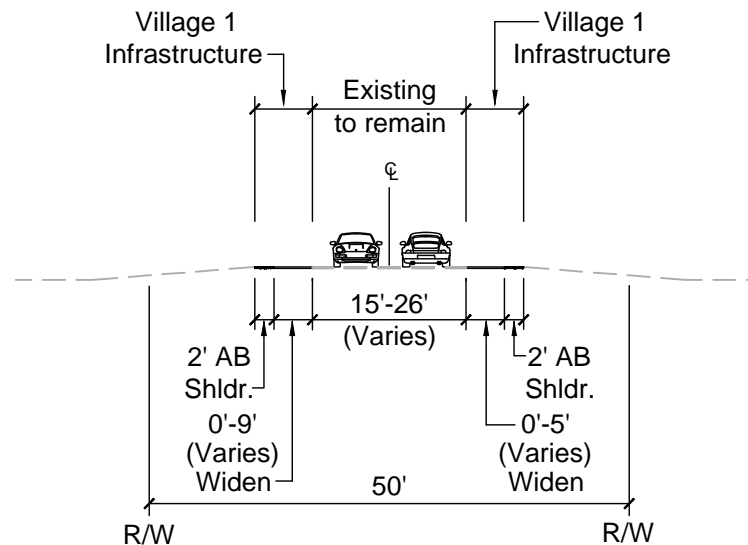
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# Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Stardust Lane  
Section 5-3  
NTS



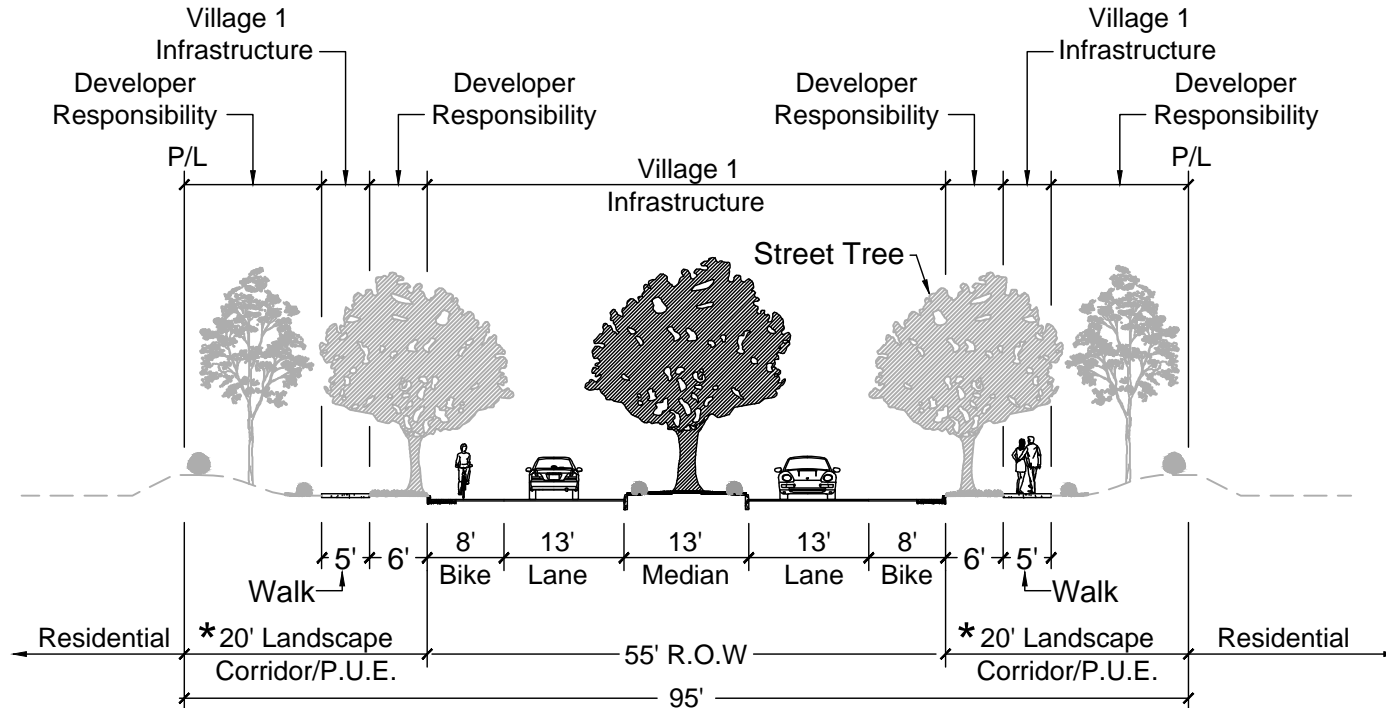
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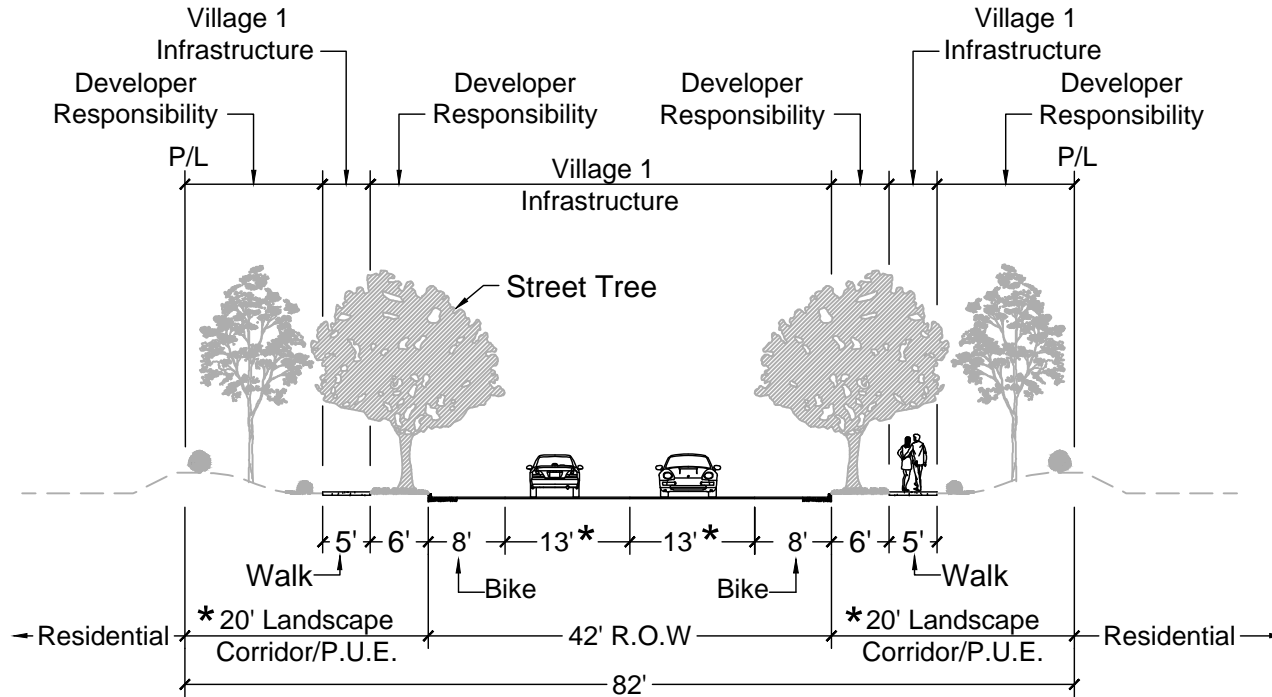
# Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: North-South Collector  
Section 5-4  
NTS

\* To be Funded by Fronting Development.

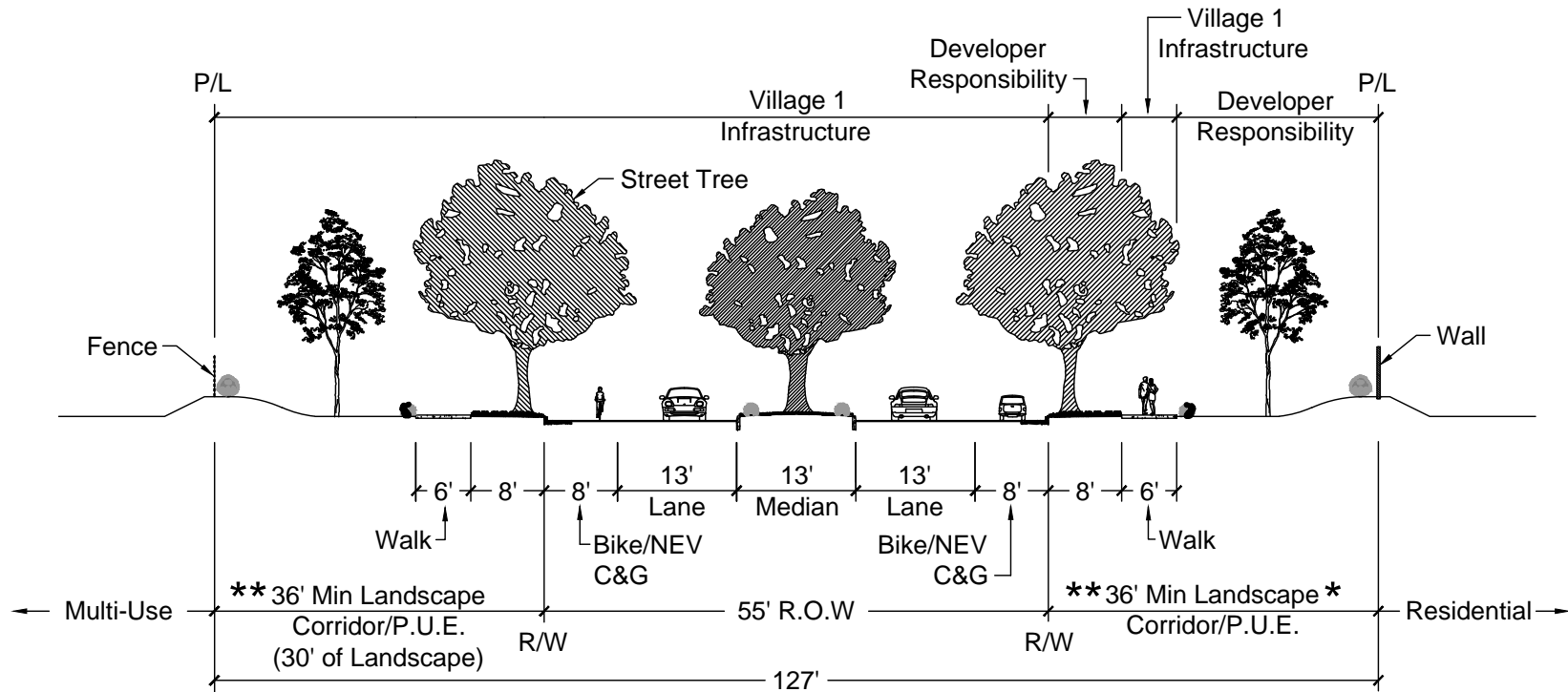
## Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Collector Loop  
Section 5-5  
 NTS

\* To be Funded by Fronting Development.

# Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 5-6  
NTS

- \* To be Funded by Fronting Development.
- \*\* 20' Landscape/P.U.E. Along Parks.

## Disclaimer:

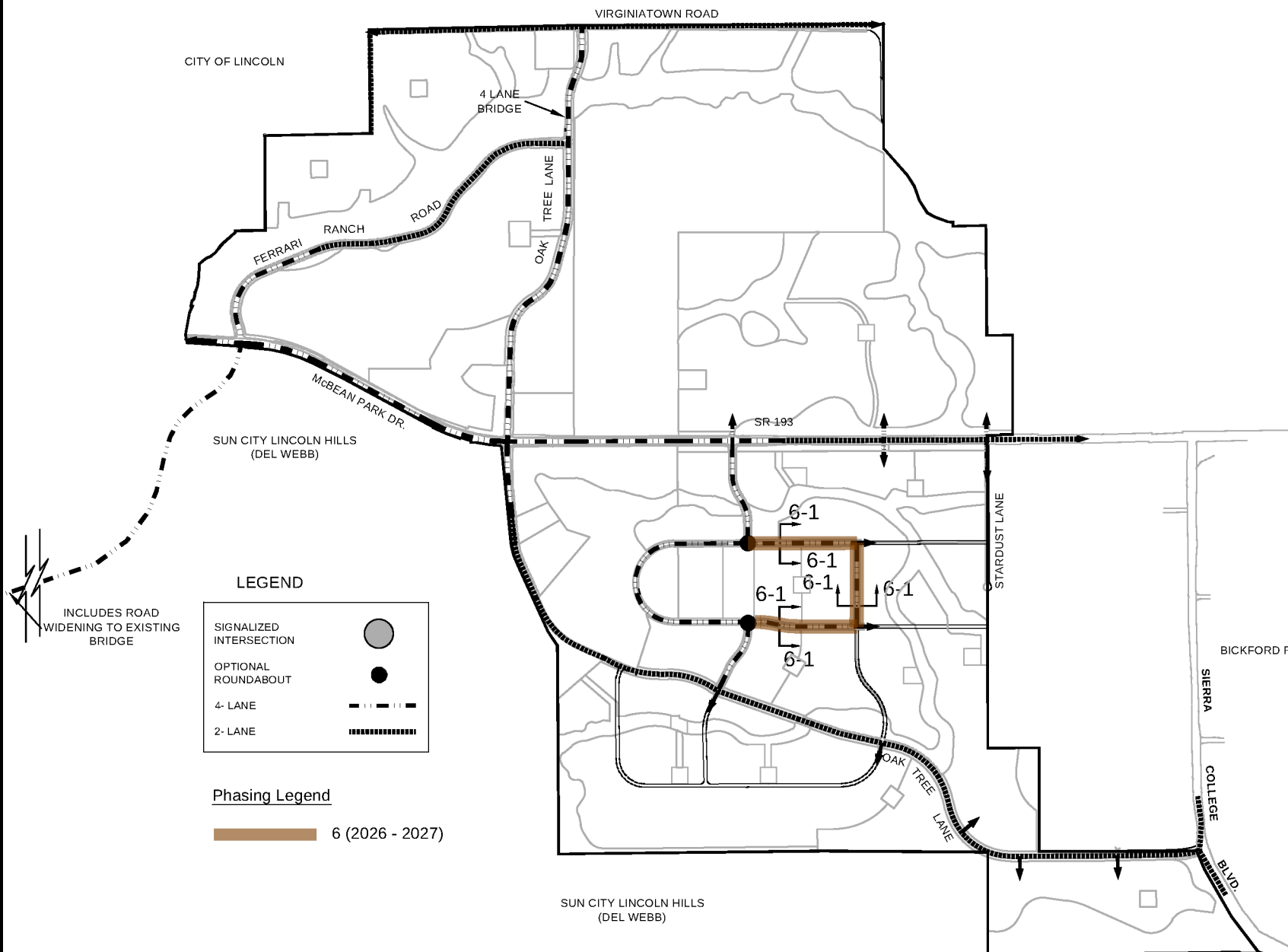
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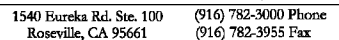
# Phase 6



TWELVE BRIDGES  
(VERDERA)

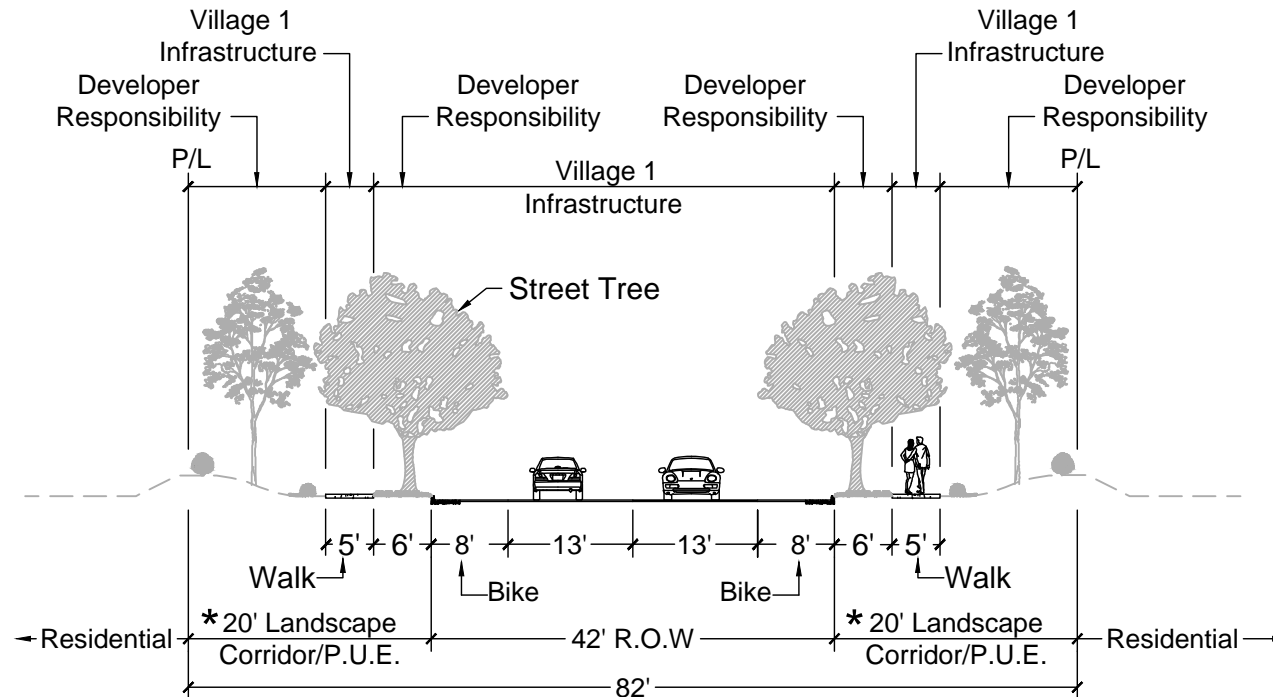
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Sheet 1 of 2  
Revised 8/9/2016



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# Phase 6 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Collector Loop

Section 6-1

NTS

\* To be Funded by Fronting Development.



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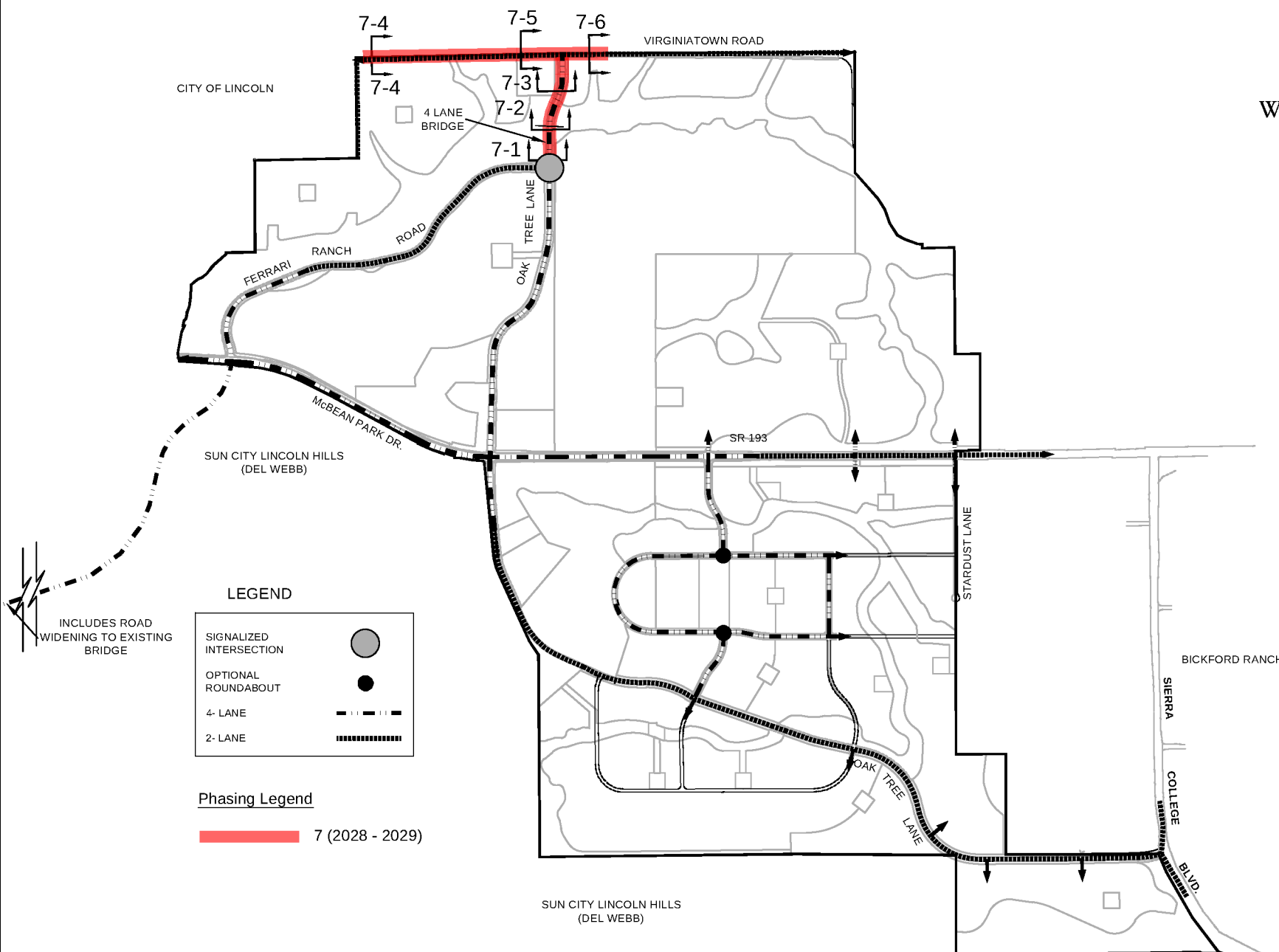
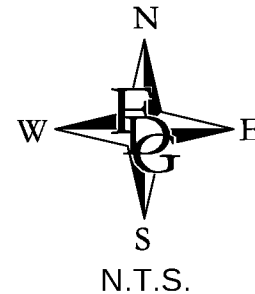
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# Phase 7





**LEGEND**

SIGNALIZED INTERSECTION	
OPTIONAL ROUNDABOUT	
4- LANE	
2- LANE	

Phasing Legend

7 (2028 - 2029)

INCLUDES ROAD  
WIDENING TO EXISTING  
BRIDGE

## Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)

**Disclaimer:**  
This Exhibit is based on Specific Plan and Conceptual Design.  
Finals Costs will be based on Final Improvement Plans.

TWELVE BRIDGES  
(VERDERA)

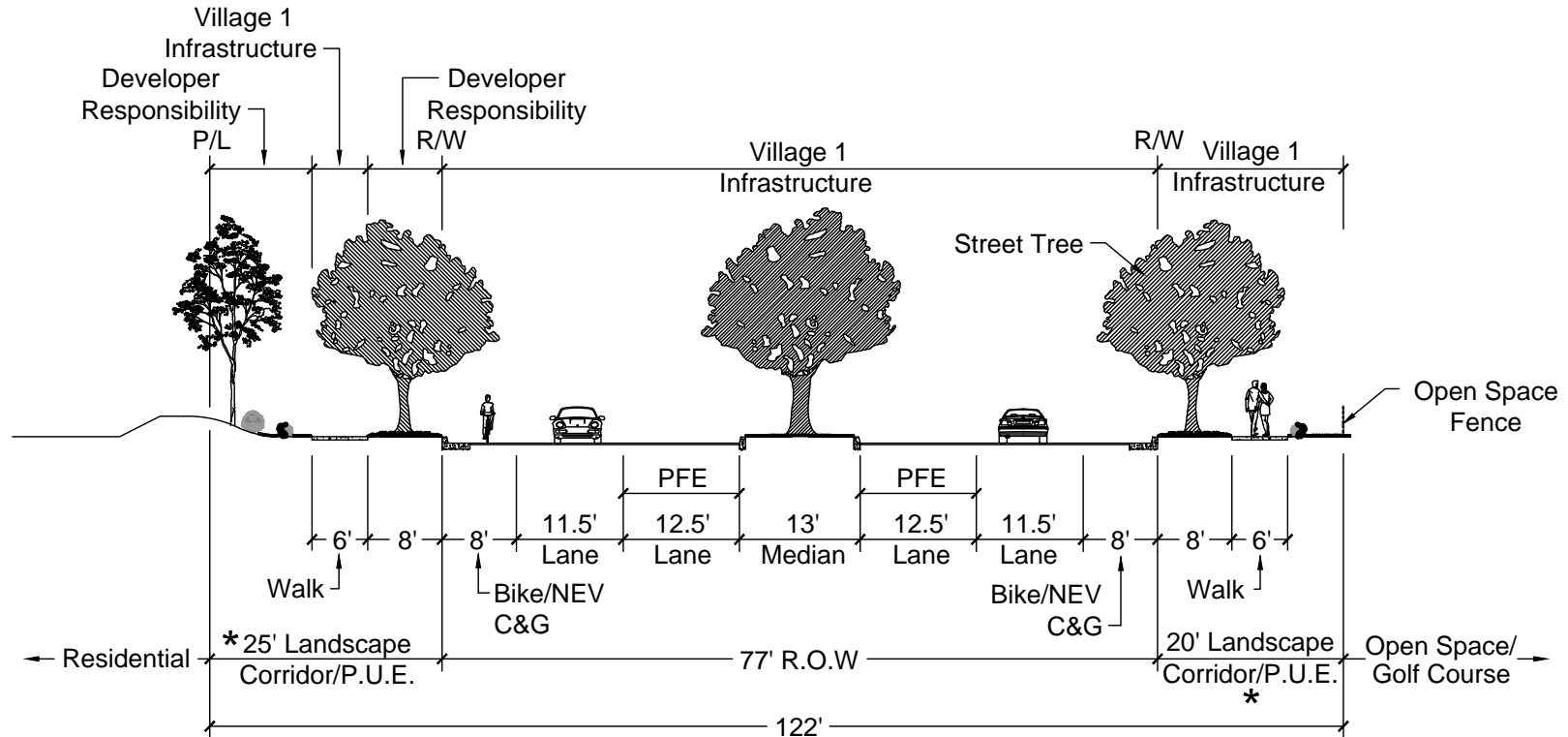
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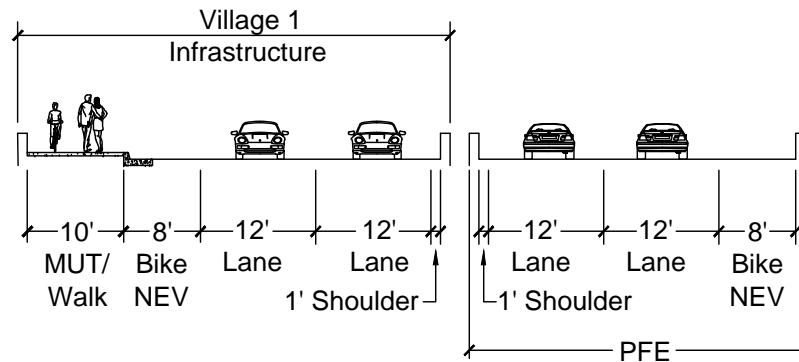
# Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 7-1  
NTS

\* To be Funded by Fronting Development.

# Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Bridge Crossing Auburn Ravine  
Section 7-2  
NTS

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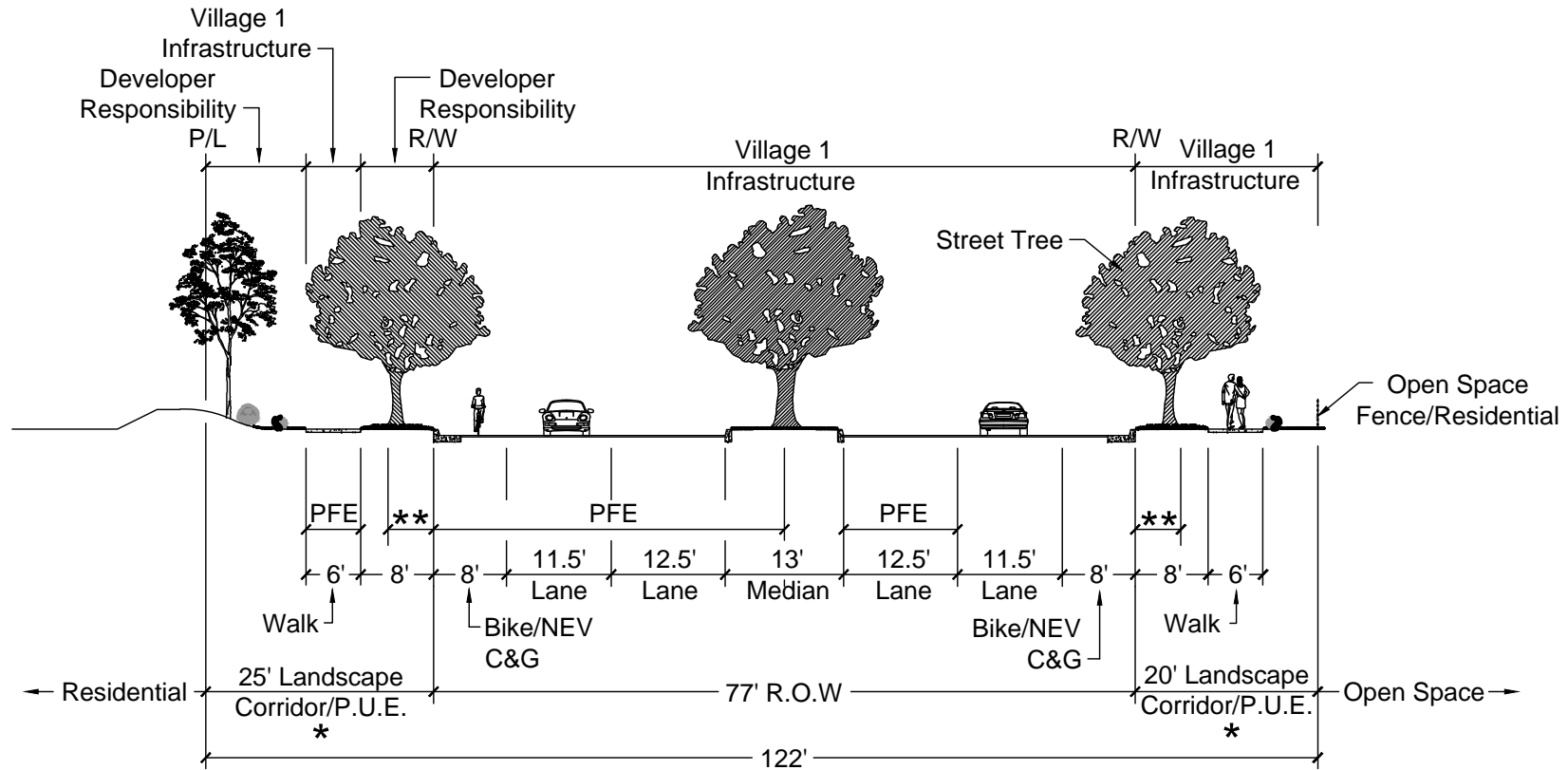
Sheet 3 of 7  
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# Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane  
Section 7-3  
NTS

- \* To be Funded by Fronting Development.
- \*\* 5' of Landscape

## Disclaimer:

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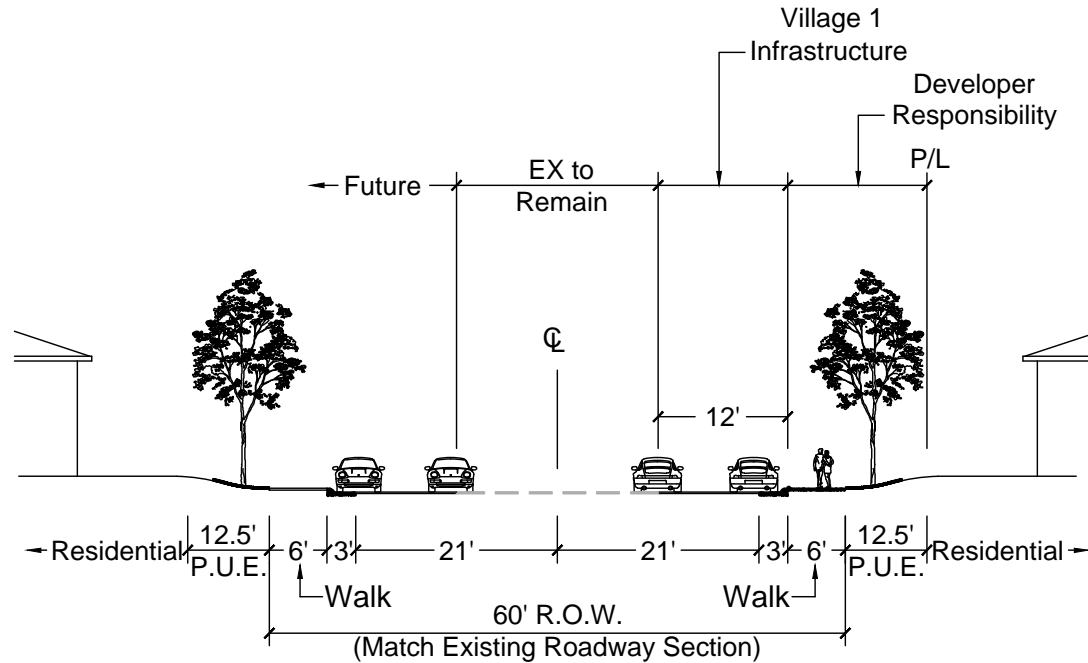
Sheet 4 of 7  
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# Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Virginia Town Road  
Section 7-4  
NTS

## Disclaimer:

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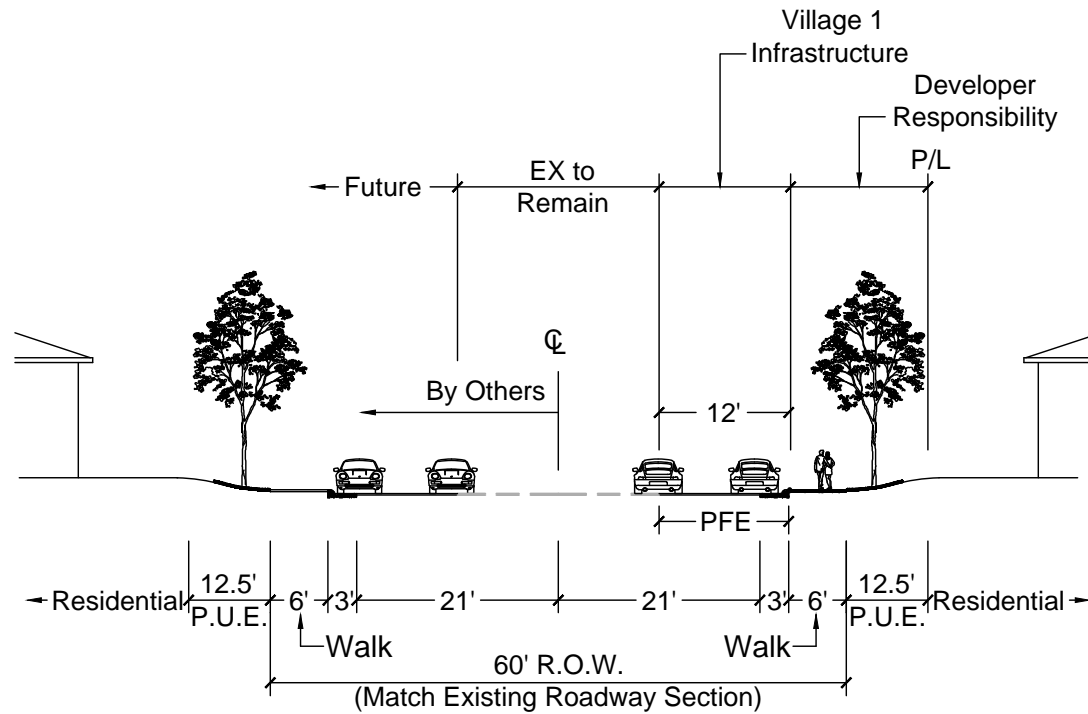
Sheet 5 of 7  
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# Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Virginia Town Road  
Section 7-5  
NTS

## Disclaimer:

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Sheet 6 of 7  
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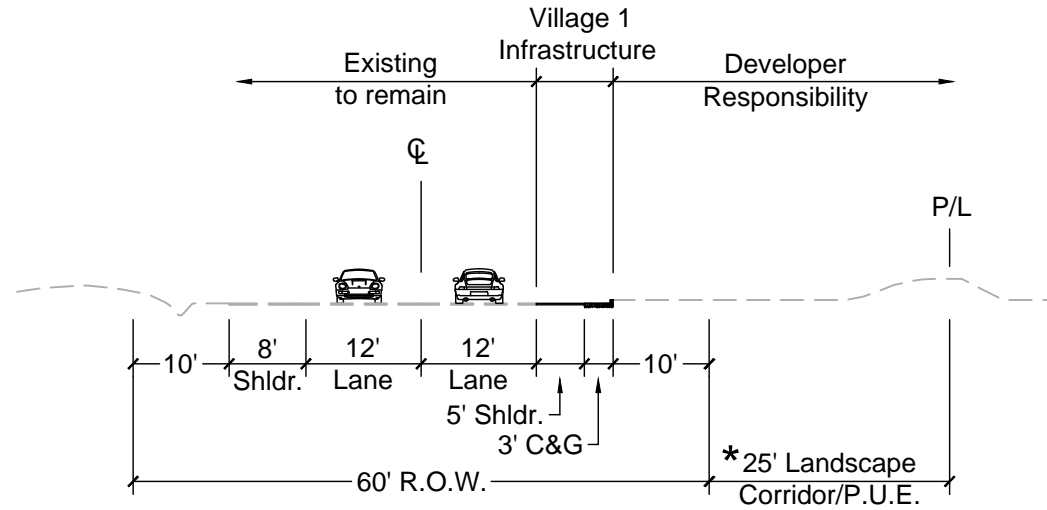


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# Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



## Cross Section: Virginia Town Road Section 7-6 NTS

\* To be Funded by Fronting Development.

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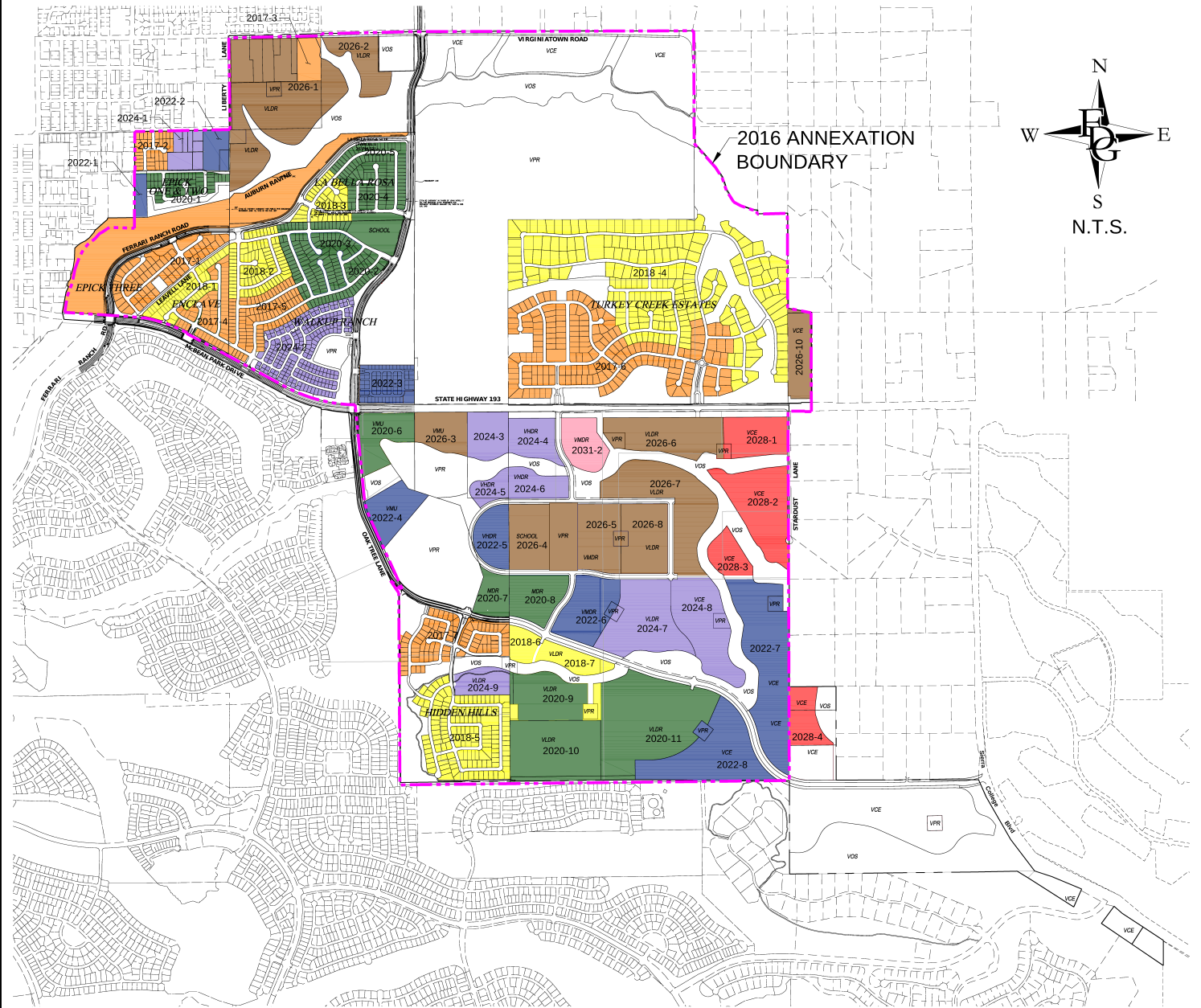
**APPENDIX 23**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Phase Diagram**





		Land Use Type (Approx. No. of D.U. Based On Developable Acres)							
Phase (*)	Year	VCE	VLDR	VMDR	VHDR	VMU	Total	Cumulative Total	
1	2017-2018	28	505	0	0	0	533	533	
2	2018-2019	176	411	0	0	0	587	1120	
3	2020-2021	0	562	136	0	196	894	2014	
4	2022-2023	114	29	187	157	184	671	2685	
5	2024-2025	40	128	229	362	158	917	3602	
6	2026-2027	18	455	105	0	164	742	4344	
7	2028-2029	93	0	0	0	0	93	4437	
8	2030-2031	0	0	71	0	0	71	4508	

\* PROJECTED FINAL MAPS TO BE APPROVED-SUBJECT TO CHANGE.

- FINAL MAP SHOWN PER PHASE MAY VARY INCLUDING THEIR BOUNDARIES AND UNITS BEING DEVELOPED.
- DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- APPROXIMATE NUMBER OF DWELLING UNITS ARE A PROJECTION AND ARE SUBJECT TO ECONOMY AND OTHER FACTORS.

## Village 1 Phasing (Based on Approved Specific Plan)

Revised 8/9/2016

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**APPENDIX 24**

**Lincoln Village 1 Specific Plan**

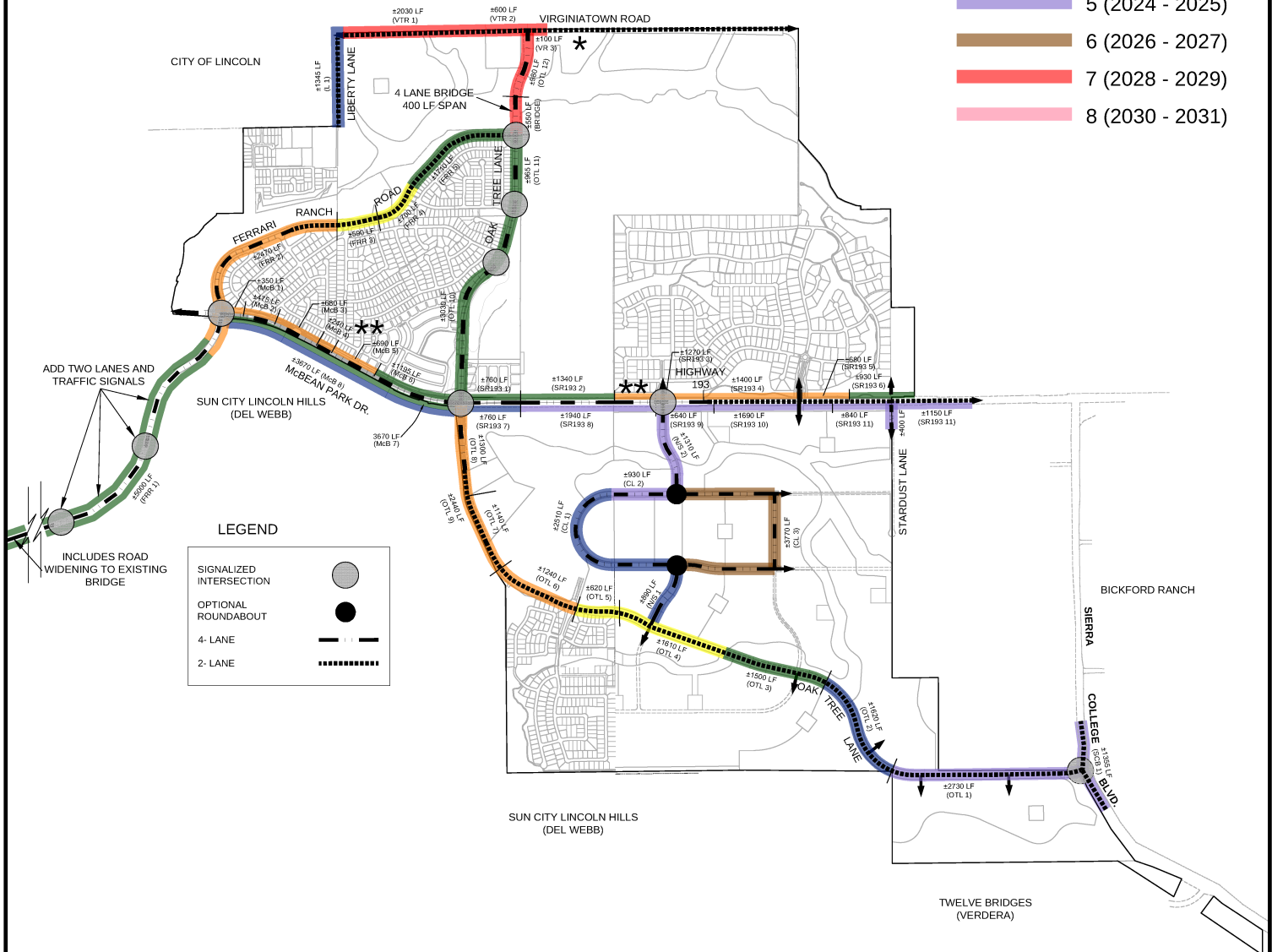
**Infrastructure Finance Plan**

**Backbone Infrastructure Exhibits**

# Backbone Roadway System Plan

## Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



- \* REMAINDER OF VIRGINIATOWN ROAD TO VILLAGE 1 BOUNDARY ASSUMED TO DEVELOP WHEN ADJACENT UNITS ARE BUILT AS THESE PROPERTIES ARE NOT INCLUDED IN THE CURRENT SHARED COSTS.
- \*\* 3670 LF OF JOINT TRENCH ON McBEAN PARK DRIVE AND 4910 LF OF JOINT TRENCH ON SR193 IN PHASE 1.

## NOTE:

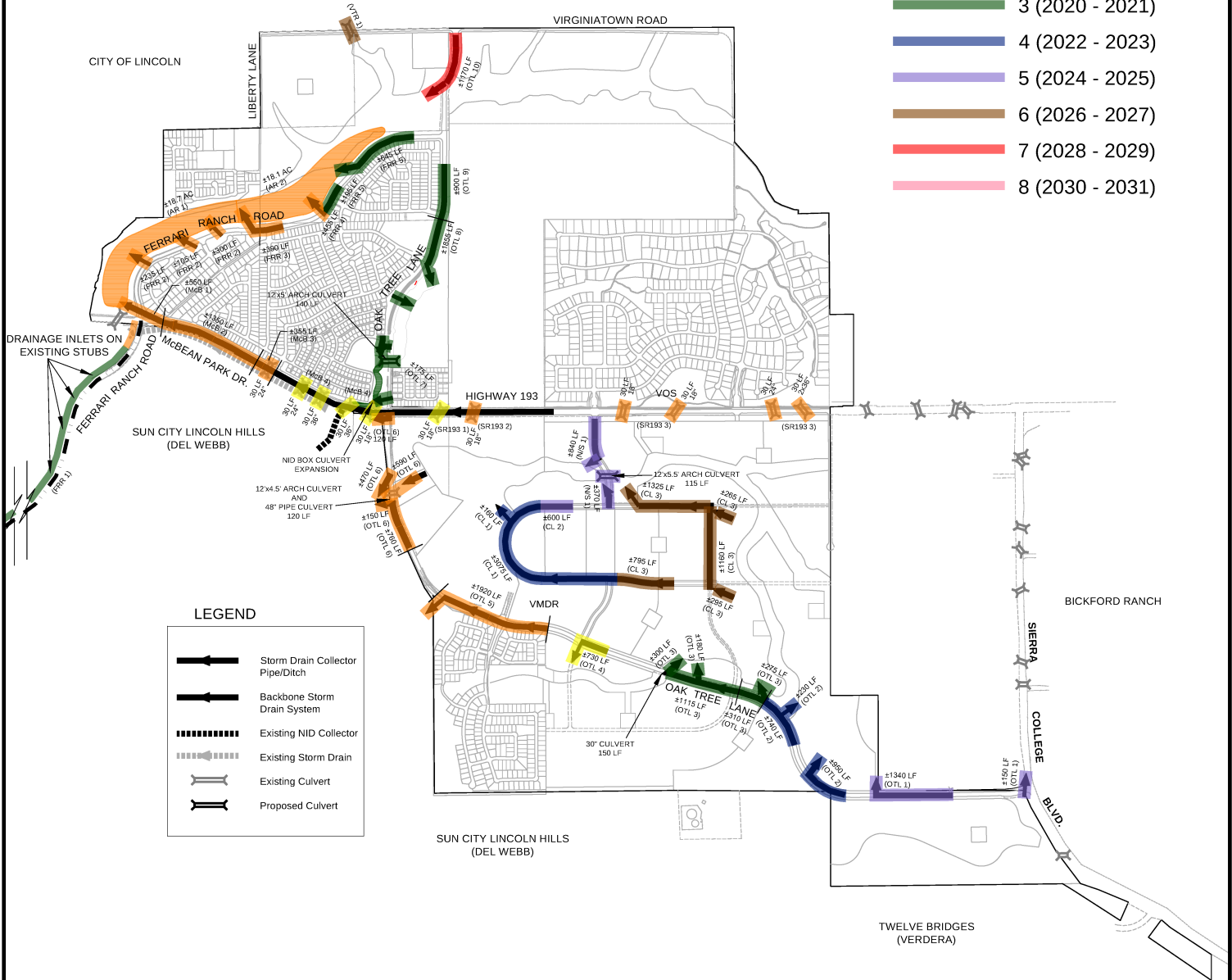
- ① DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ② IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ③ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.



# Backbone Drainage

## Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



## LEGEND

	Storm Drain Collector Pipe/Ditch
	Backbone Storm Drain System
	Existing NID Collector
	Existing Storm Drain
	Existing Culvert
	Proposed Culvert

## NOTE:

- AUBURN RAVINE IMPROVEMENTS MUST BE COMPLETED BEFORE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.
- SOME LENGTHS ABOVE MAY NOT MATCH DUE TO INLET LEADS AND CROSSINGS.



## Backbone Drainage System Plan (Based on Approved Specific Plan)

Revised 8/9/2016

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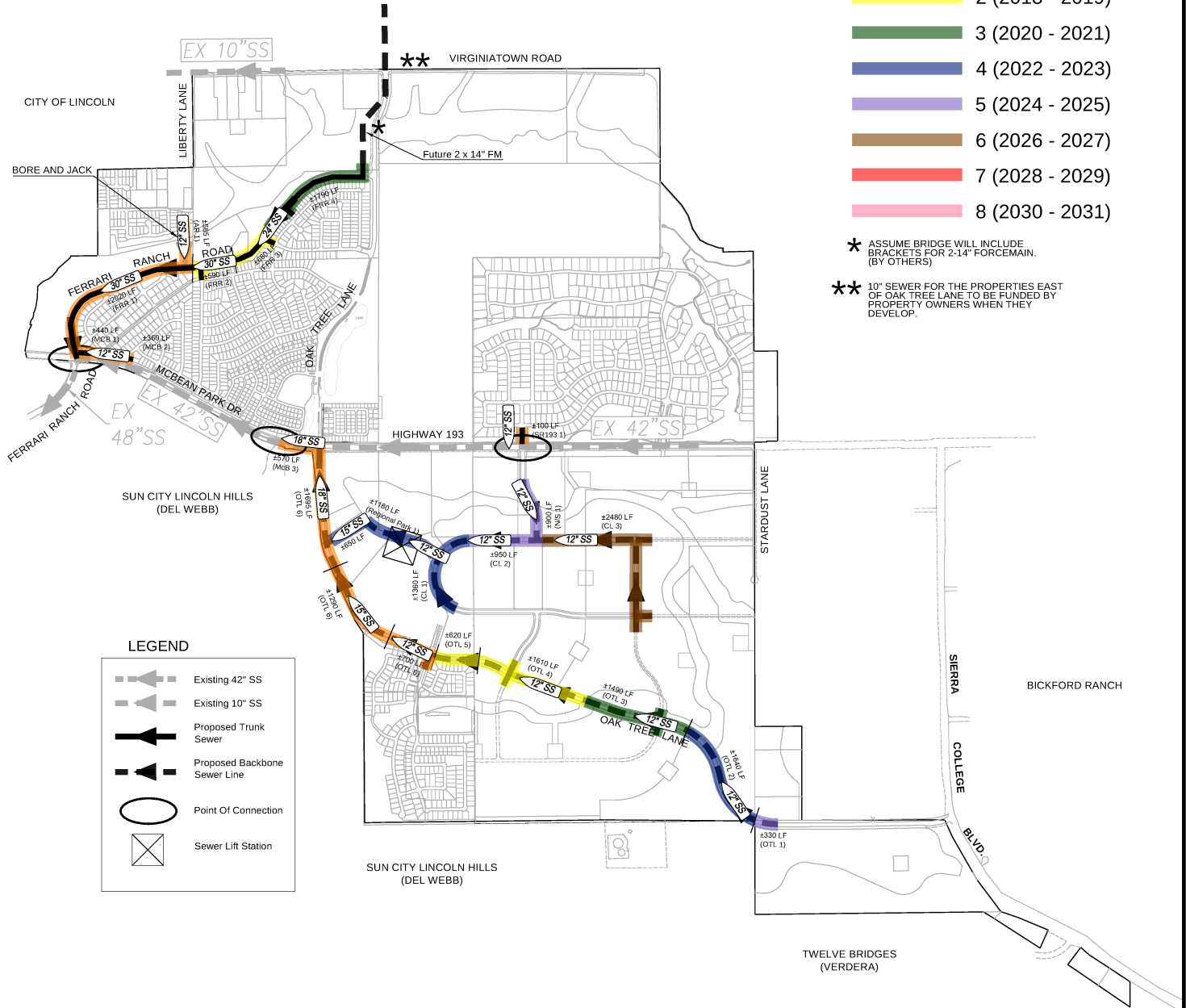
# Backbone Wastewater

## Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)

\* ASSUME BRIDGE WILL INCLUDE BRACKETS FOR 2-14" FORCEMAIN. (BY OTHERS)

\*\* 10" SEWER FOR THE PROPERTIES EAST OF OAK TREE LANE TO BE FUNDED BY PROPERTY OWNERS WHEN THEY DEVELOP.



## LEGEND

	Existing 42" SS
	Existing 10" SS
	Proposed Trunk Sewer
	Proposed Backbone Sewer Line
	Point Of Connection
	Sewer Lift Station

## NOTE:

- ALL COLLECTOR STREET SEWER LINES TO BE INCLUDED AND TIE-IN FROM PARK TO TRUNK LINE.
- DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.



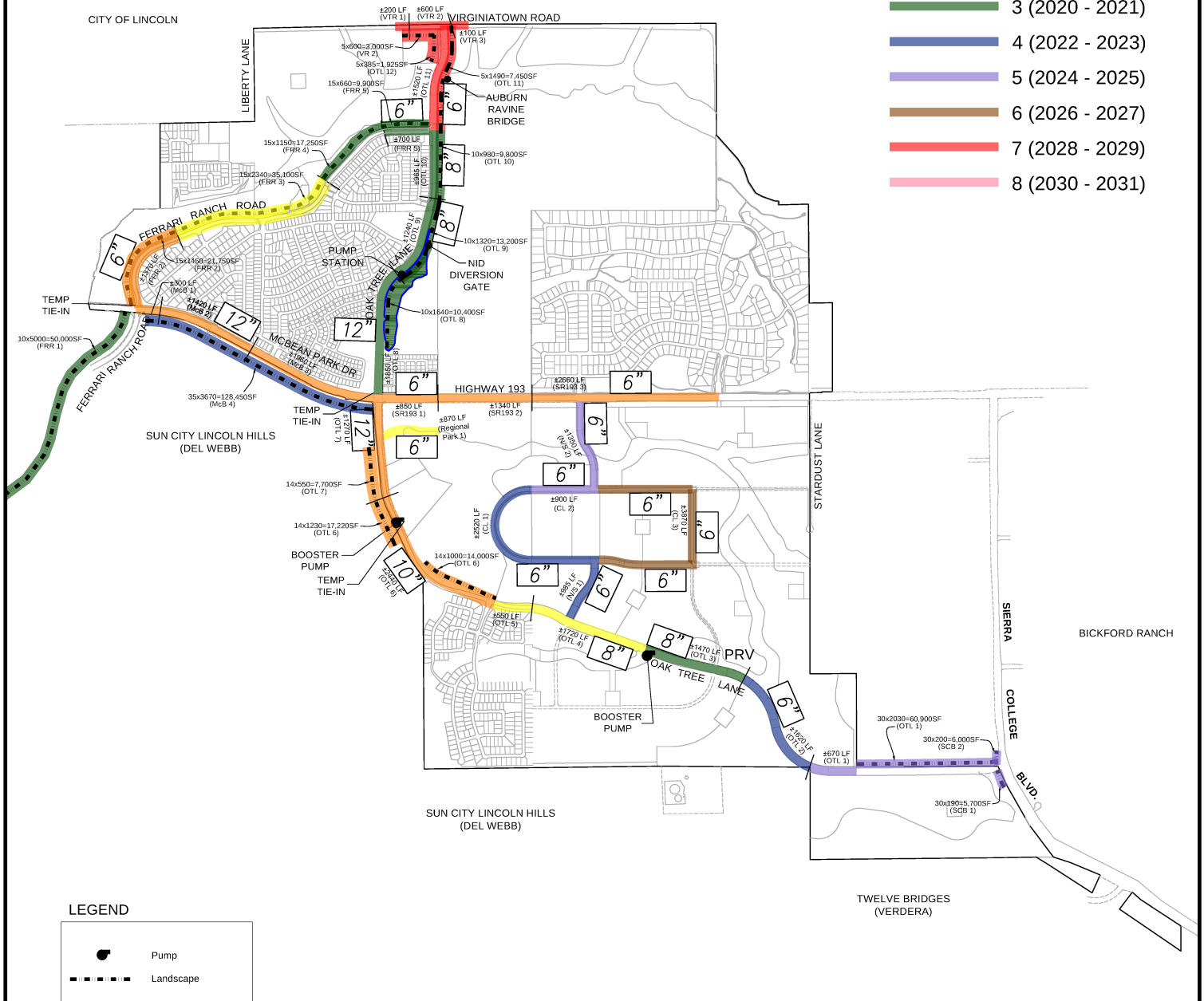


# Backbone Amenities Plan

(Includes Raw Water & Frontage Landscaping)

## Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



## NOTE:

- ① DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ② IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ③ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.
- ④ ALONG VILLAGE 1 DEVELOPABLE FRONTAGES, LANDSCAPING WILL BE FUNDED BY FRONTING DEVELOPMENT.

Disclaimer:  
This Exhibit is based on Specific Plan and Conceptual Design.  
Finals Costs will be based on Final Improvement Plans.



Amenities Phasing Plan - (Includes Non-Potable Water & Frontage Landscaping)  
(Based on Approved Specific Plan)

Revised 8/9/2016

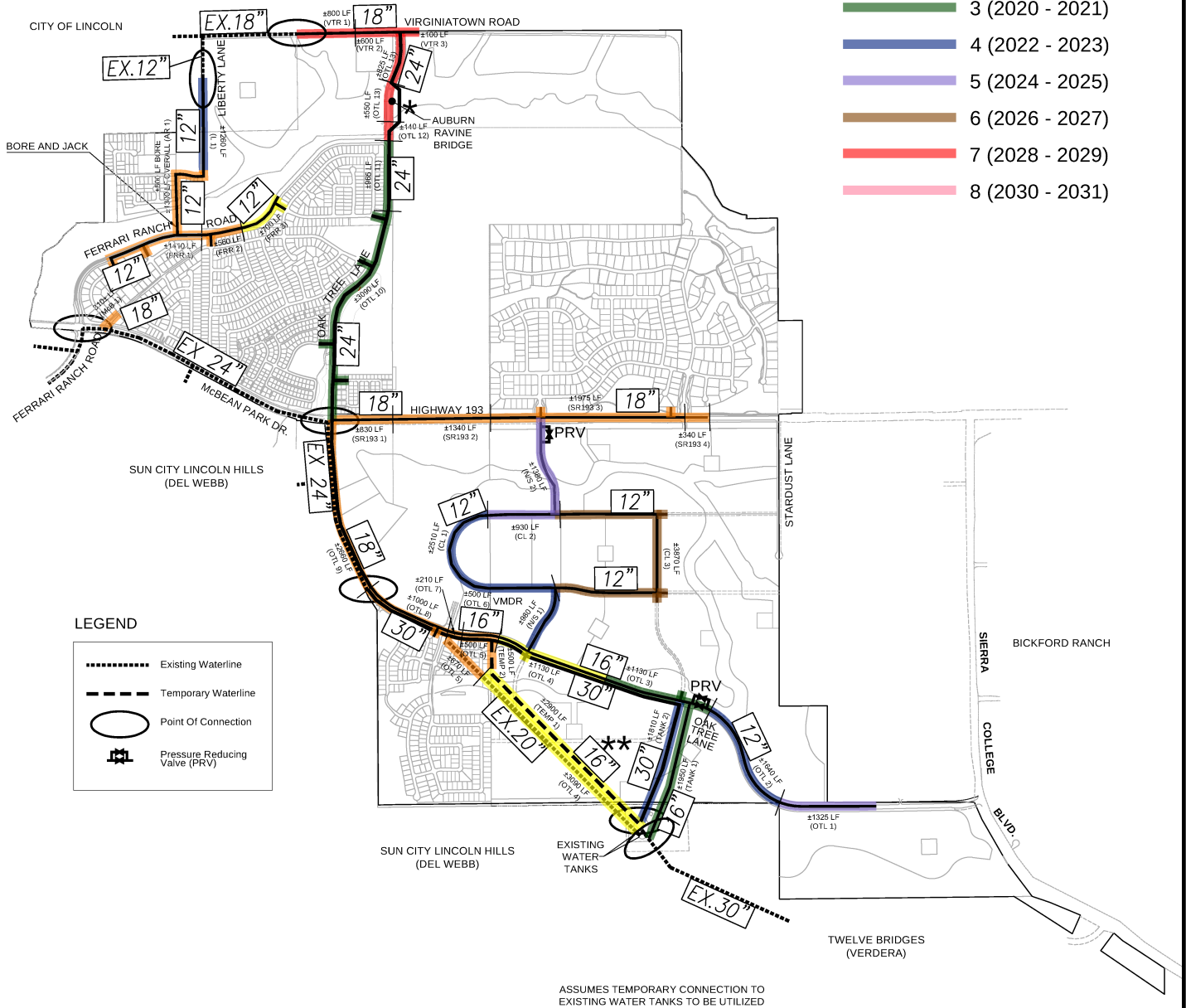
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# Backbone Water

## Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



- \* INSIDE OF PROPOSED BRIDGE
- \*\* TEMPORARY 16" MAIN IF ADDITIONAL CAPACITY IS REQUIRED



Modified Backbone Water Phasing Plan  
(Based on Approved Specific Plan)

Revised 8/9/2016

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# Backbone Trails

## Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)





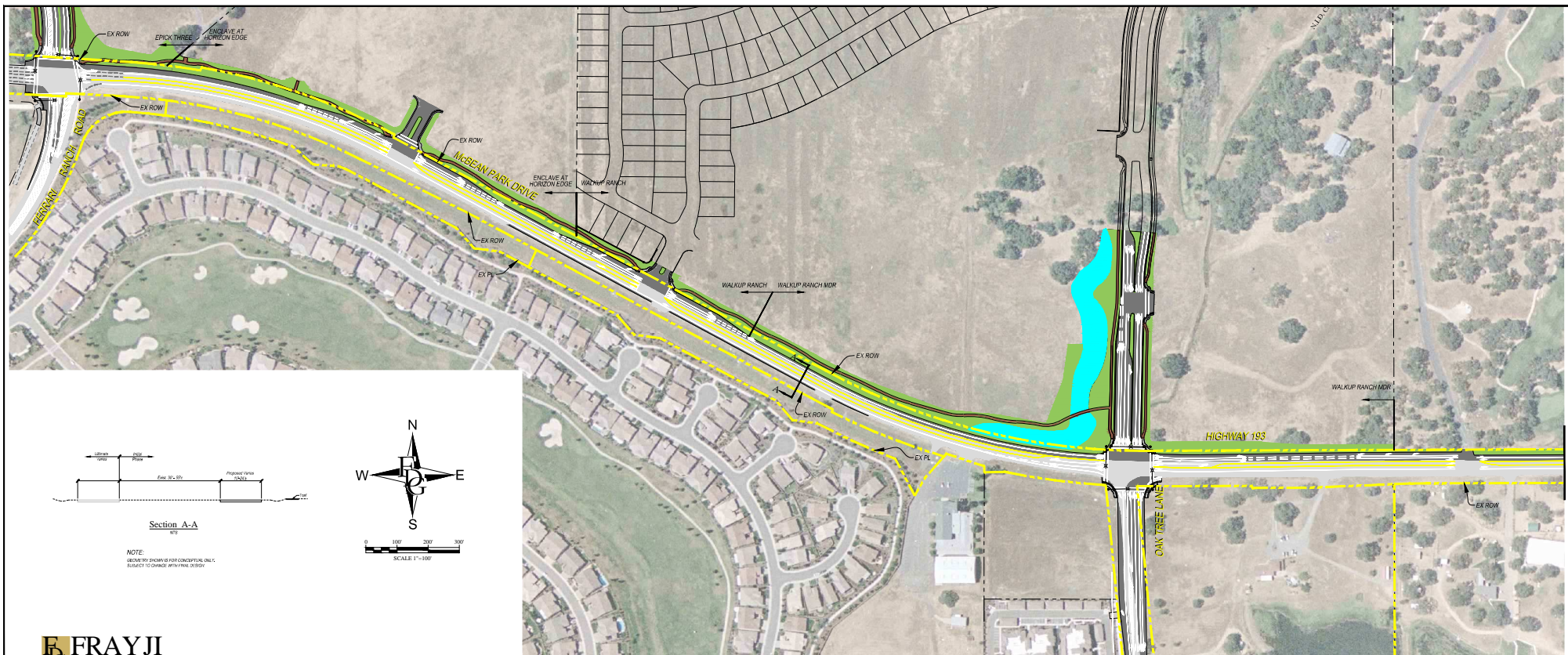
**APPENDIX 25**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**McBean Park Drive / State Route**

**193 Interim & Ultimate Exhibits**



# INTERIM CONDITION (FRONTAGE) IMPROVEMENTS ALONG McBEAN PARK DRIVE AND HIGHWAY 193

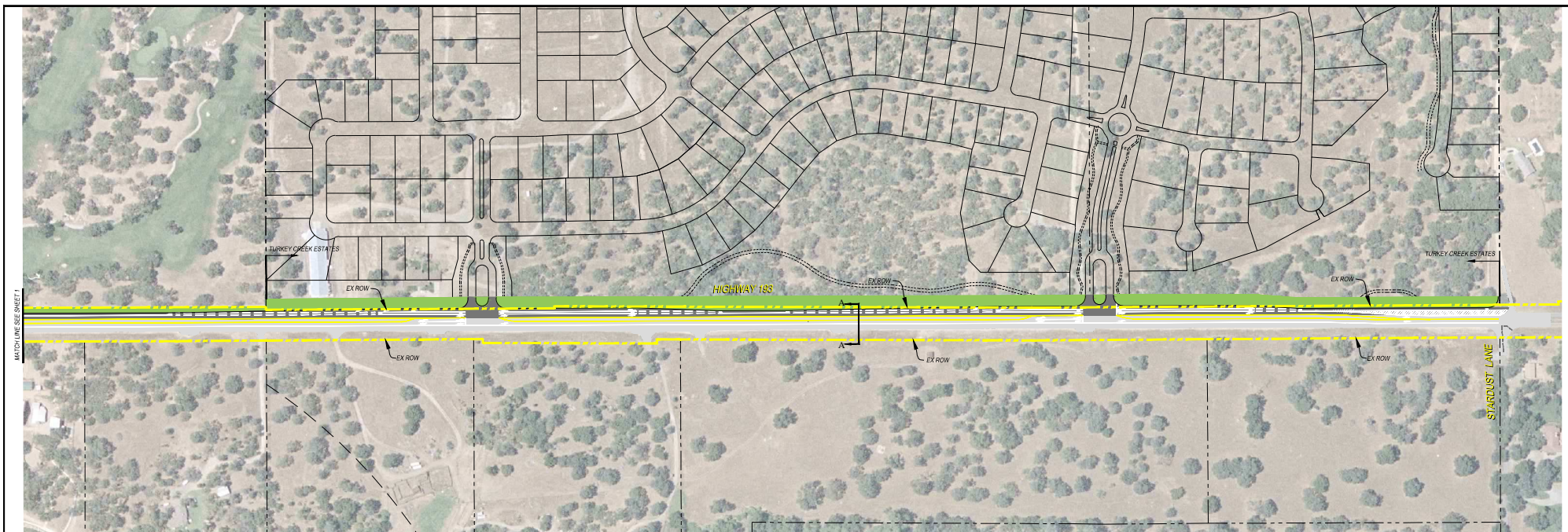
City of Lincoln, California January 21, 2016

SHEET 1 OF 2

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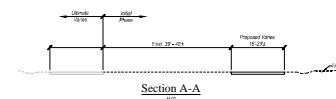
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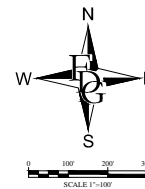
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## INTERIM CONDITION (FRONTAGE) IMPROVEMENTS ALONG McBEAN PARK DRIVE AND HIGHWAY 193

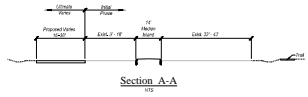
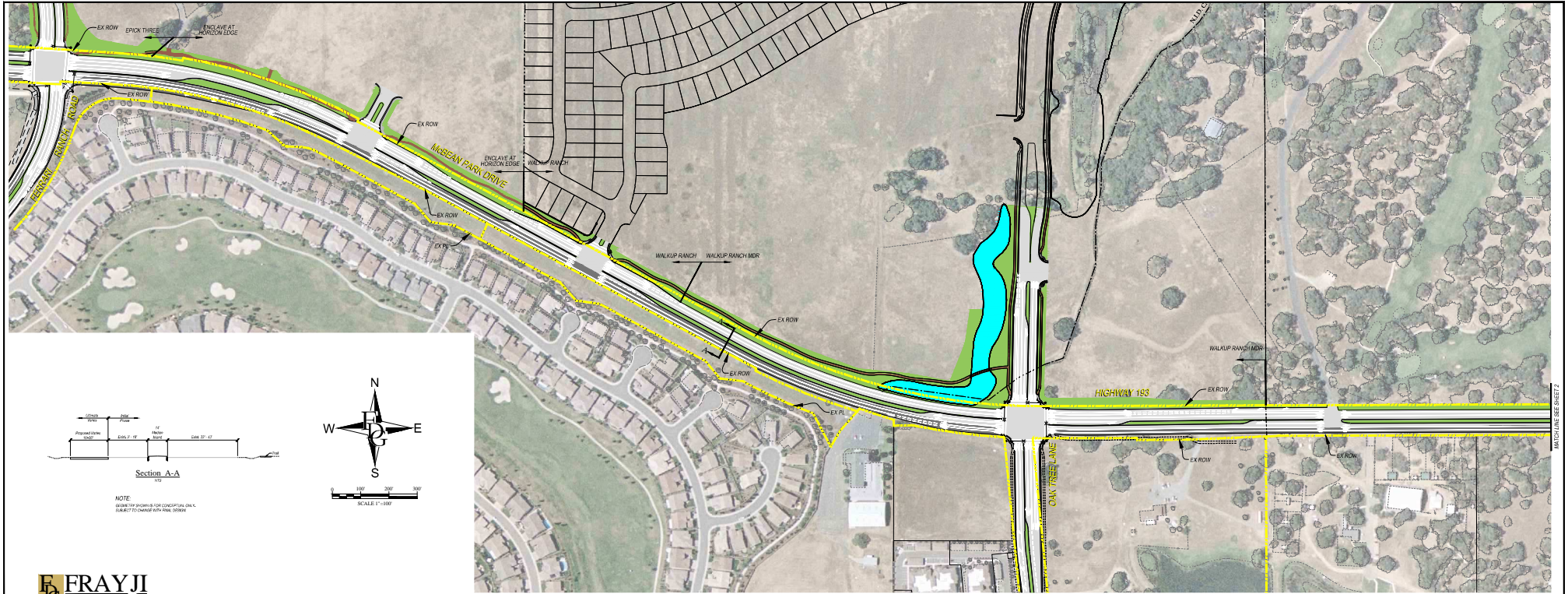
City of Lincoln, California January 21, 2016



NOTE:  
BASED ON SURVEY DATA AND CONCEPTUAL DESIGN.  
SUBJECT TO CHANGE WITH FINAL DESIGN.



SHEET 2 OF 2



NOTE:  
 (1) ALL DIMENSIONS ARE FOR CONCEPTUAL ONLY.  
 (2) SUBJECT TO CHANGE WITH FINAL DESIGN.

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## VILLAGE 1: SPECIFIC PLAN ULTIMATE CONSTRUCTION ALONG HIGHWAY 193

City of Lincoln, California January 21, 2016

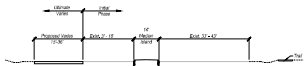
SHEET 1 OF 2





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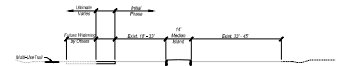


Section A-A

NOTE:  
DESIGNER TAKES NO RESPONSIBILITY FOR CONSTRUCTION ONLY  
SUBJECT TO CHANGES BY FINAL DESIGN

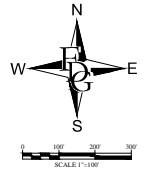
# VILLAGE 1: SPECIFIC PLAN ULTIMATE CONSTRUCTION ALONG HIGHWAY 193

City of Lincoln, California January 25, 2016



Section B-B

NOTE:  
DESIGNER TAKES NO RESPONSIBILITY FOR CONSTRUCTION ONLY  
SUBJECT TO CHANGES BY FINAL DESIGN



**APPENDIX 26**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Neighborhood Parks**

### Neighborhood Park Requirements

The Village 1 Specific Plan requires that a minimum of 3 acres of neighborhood park per 1,000 persons be provided. The Specific Plan further indicates that a specific percentage of provided Open Space elements is credited toward parkland requirements. Table 1 - Specific Plan Park Land Credit below indicates allowable Park Land Credit, per the Village 1 Specific Plan.

The City allows for a percentage of in-active Open Space area to be counted towards the park land credit. The in-active open space area that is available to receive partial credit for Park Land, per the Village 1 Specific Plan, is as follows:

**Table 1: Specific Plan Park Land Credit**  
 (as summarized from Table 5.2, Village 1 Specific Plan)

Park / Open Space Type	Acreage Provided	Credit Ratio	Credit Acreage
Paseo & Landscape Corridors <sup>1</sup>	71.6 acres	1:5	14.3 acres
Natural Open Space <sup>2</sup>	6.2 acres	1:10	1.2 acres
<b>Non-Traditional Park Subtotal</b>	626.0 acres	-	75.3 acres
<b>Total Credited Park Acreage</b>	<b>75.3 acres</b>		

1: Includes Village Paseos (excluding the Lake), Neighborhood Paseos, Landscape Corridors w/Trails and Development Edge Buffers.

2: Includes Oak Woodlands/Natural Areas and Auburn Ravine.

Table 2 - Specific Plan Parkland Requirements below, which summarizes information from Table 5.3, Village 1 Specific Plan, implements the available park land credit in the Specific Plan and quantifies that 42.8 acres of neighborhood park was provided, as opposed to the 52.8 acres (based upon the 3 acres per 1,000 persons).

**Table 2: Specific Plan Parkland Requirements**  
 (as summarized from Table 5.3, Village 1 Specific Plan)

Land Use Category	Units (Dwelling Units)	Persons per Household	Population Estimate (Persons)	Neighborhood / Community Park Requirement
VCE	761	3.6	2,740	3 acres per 1,000 persons
VLDR	2,883	3.6	10,379	
VMDR	910	2.8	2,548	
VHDR	576	1.8	1,037	
VMU	509	1.8	916	
<b>Subtotal:</b>	<b>5,639</b>	--	<b>17,620</b>	52.8 acres
<b>Total Parkland Provided</b>				42.8 acres

From Table 2 above, and based upon the Specific Plan population of 17,620 persons, the Specific Plan provided neighborhood parks provided 42.8 acres equates to 2.43 acres of park per 1,000 persons (42.8 acres divided by 17.62 thousand persons). This ratio of 2.43 acres of neighborhood park per 1,000 persons has been used for the basis of the following calculations.

In order to determine the required park acres needed, the projected population will need to be calculated, since the park land required is based on 2.43 acres of park per 1000 residents/people. The first step in calculating the population is to come up with the total number of units. The average density for Village 1 was determined based on a combination of averaging currently approved tentative maps for the Phase 1 area of Village 1, Hidden Hills and Turkey Creek Estates, along with an average density based on a range from the Village 1 Specific Plan. Table 3 – Village 1 Land Use Dwelling Unit Factors found below shows the average density factors used for each land use category. The assumed dwelling units per acre used for Village Mixed Use was set arbitrarily high to offset the potential for Commercial Use.

**Table 3 – Village 1 Land Use Dwelling Unit Factors**

<b>Land Use Category</b>	<b>Specific Plan D.U Range</b>	<b>Specific Plan D.U Target</b>	<b>Infrastructure Plan Dwelling Units</b>
Village Country Estate	1-3	2.2	2
Village Low Density Residential	3-6	5.5	4
Village Medium Density Residential	6-13	10	8
Village High Density Residential	13-25	20	18
Village Mixed Use	13-25	13	18

Using the average dwelling units developed in Table 3 and the developable acreage based on land use found in the Village 1 Specific Plan, the number of projected units for each assessor's parcel was calculated. Table 4 – Village 1 Projected Dwelling Units shows the breakdown of units based on each participating property owner in Village 1.



**Table 4 – Village 1 Projected Dwelling Units**

Village 1 APN	Total Acreage	Developable Acreage					Projected Units
		VCE	VLDR	VMDR	VHDR	VMU	
021-231-026	5		4.2				17
021-231-055	2.4		2.2				9
021-231-056	2.4		2.2				9
021-231-058	0.6		0.5				2
021-231-057	3.3		3.1				12
021-231-023	1.1		0.9				4
021-231-022	5.1		4.5				18
021-231-059,60	56		23.5				94
021-231-019	6.3						
021-272-016	2.7		2.5				10
021-231-045	6.4		6.4				26
021-231-046	1		1				4
021-231-047	0.5		0.5				2
021-231-048	0.5		0.5				2
021-231-049	0.5		0.5				2
021-231-050	0.5		0.5				2
021-231-054	2.1		1.1				4
021-231-053	0.9		0.9				4
021-231-051	3.9		3.9				16
021-231-052	0.9		0.9				4
021-231-061	1.1		1.1				4
021-231-021	19.9		17.6				70
021-272-010	56.3		29.2				117
021-272-014	69.4		28.3				113
021-272-012	22.5		22				88
021-272-017	145		65.16	38.2			566
021-272-023	141.1	94.5					189
021-272-022	106.6	7.5	67.5				285
031-460-060	9.86	9.1					18
021-274-033	18.2					10.9	196
021-274-034	20.1					9.1	164
021-274-035	16.2				3.6	8.8	223
021-274-036	18.5				13.6		245

**Table 4 – Village 1 Projected Dwelling Units (cont.)**

Village 1 APN	Total Acreage	Developable Acreage					Projected Units
		VCE	VLDR	VMDR	VHDR	VMU	
021-274-037	19.3			8.3	2.3		108
021-274-042	325.9	76.8	129.2	38.4			978
021-274-038	11.4	9.5					19
021-274-039	0.6	0.2					1
021-274-032	0.7						
021-274-031	46.1					10.2	184
021-274-030	20.9			6.1	9.3		217
021-274-040	76.2	14.6	40.2				190
021-274-041	21	13.9					28
021-274-028	11.1		6.4				26
021-274-029	9.9		8.7				35
021-274-027,24	35		22.6				90
021-274-026	9		5.7				23
021-274-025	20		18.8				75
031-420-004	5	2.9					6
031-420-023	7.5	5.2					10
		<b>234.2</b>	<b>522.3</b>	<b>91.0</b>	<b>28.8</b>	<b>39.0</b>	<b>4508</b>

The above table excludes parcels north of Turkey Creek Golf Course, Tofft and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and O'brien). The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed. Using Table 4 and Table 5 – Population Factors, we are able to determine the population and subsequently the neighborhood park requirements.

**Table 5 – City of Lincoln Population Factors**

Land Use Category	Persons/ D.U.
Village Country Estate	3.6
Village Low Density Residential	3.6
Village Medium Density Residential	2.8
Village High Density Residential	1.8
Village Mixed Use	1.8

Table 6 – Village 1 Projected Neighborhood Park Requirement, shows both the approved dedicated parks based on the approved Specific Plan and the required acres of neighborhood park

for each participating Village 1 land owner. Note that based upon anticipated shortages of park on other properties in the Specific Plan, APN: 021-274-042 would be required to dedicate 3.48 acres plus the amount of required park needed based on its projected population, as part of the 32.74 acres required for all of Village 1. Any remaining undevelopable land not dedicated as park will be dedicated as open space, final location and sizing of neighborhood parks will be determined on respective tentative subdivision map applications for properties. The Village Parks and Recreation (VPR) areas shown on the Table 6 are based on the approved Village 1 Specific Plan and have been supplemented based on approved tentative maps where applicable. These figures are preliminary and are subject to change.

**Table 6 – Village 1 Projected Neighborhood Park Requirement**

<b>Village 1 APN</b>	<b>VPR (ac)</b>	<b>Projected Units</b>	<b>Population</b>	<b>Park Required (ac)</b>
021-231-026		17	61	0.15
021-231-055		9	32	0.08
021-231-056		9	32	0.08
021-231-058		2	8	0.02
021-231-057		12	45	0.11
021-231-023		4	13	0.03
021-231-022		18	65	0.16
021-231-059,60		94	339	0.82
021-272-016		10	36	0.09
021-231-045		26	93	0.23
021-231-046		4	15	0.04
021-231-047		2	8	0.02
021-231-048		2	8	0.02
021-231-049		2	8	0.02
021-231-050		2	8	0.02
021-231-054	1	4	16	0.04
021-231-053		4	13	0.03
021-231-051		16	57	0.14
021-231-052		4	13	0.03
021-231-061		4	16	0.04
021-231-021	1	70	254	0.62
021-272-010		117	421	1.02
021-272-014	2	113	408	0.99

**Table 6 – Village 1 Projected Neighborhood Park Requirement (cont.)**

<b>Village 1 APN</b>	<b>VPR (ac)</b>	<b>Projected Units</b>	<b>Population</b>	<b>Park Required (ac)</b>
021-272-012		88	317	0.77
021-272-017	7.1	566	1794	4.36
021-272-023	1.2	189	681	1.65
021-272-022	1.8	285	1026	2.49
031-460-060		18	66	0.16
021-274-033		196	354	0.86
021-274-034		164	295	0.72
021-274-035		223	402	0.98
021-274-036		245	441	1.07
021-274-037		108	261	0.63
021-274-042	11.44	978	3274	7.96
021-274-038	0.3	19	69	0.17
021-274-039		1	4	0.01
021-274-032				
021-274-031		184	331	0.80
021-274-030		217	440	1.07
021-274-040	1	190	684	1.66
021-274-041		28	101	0.25
021-274-028	4.2	26	94	0.23
021-274-029	0.4	35	126	0.31
021-274-027,24		90	326	0.79
021-274-026	0.5	23	83	0.20
021-274-025	0.8	75	271	0.66
031-420-004		6	21	0.05
031-420-023		10	38	0.09
<b>Totals</b>	<b>32.74</b>	<b>4508</b>	<b>13468</b>	<b>32.74</b>

### Park Acquisition

Those property owners who are deficient in the amount of neighborhood park they are obligated to dedicate to the City will be required to either purchase park credits in-lieu of dedicating land, or elect to dedicate land in order to satisfy their neighborhood park requirement. Conversely, those Village 1 property owners that are in excess of park land, such as APN: 021-274-042, may elect to develop that land or accept reimbursement from Village 1 land owners who are short the needed park requirement. Table 7 – Village 1 Neighborhood Park Acquisition Costs, provides a

breakdown of the projected cost share amongst the owners who are short the needed neighborhood park requirement. The acquisition cost of park land is assumed to be \$200,000 per acre. These quantities are based upon all projects meeting projected unit count per acre and do not take into account actual tentative map quantities. Final park fees and determination of excess or shortage shall be based upon the Final Map for the respective project. Table 7 was developed based on the required park calculated in Table 6 above. This table also assumes that the Village 1 property owners who have excess park land will take reimbursement from those who are short of the necessary park requirement.

**Table 7 – Village 1 Projected Neighborhood Park Acquisition Costs**

<b>Village 1 APN</b>	<b>VPR (ac)</b>	<b>Park Required (ac)</b>	<b>Short (ac)</b>	<b>Excess (ac)</b>	<b>Cost Share</b>	<b>Reimbursement from Village 1</b>
021-231-026		0.15	(0.15)		\$30,000	
021-231-055		0.08	(0.08)		\$16,000	
021-231-056		0.08	(0.08)		\$16,000	
021-231-058		0.02	(0.02)		\$4,000	
021-231-057		0.11	(0.11)		\$22,000	
021-231-023		0.03	(0.03)		\$6,000	
021-231-022		0.16	(0.16)		\$32,000	
021-231-059,60		0.82	(0.82)		\$164,000	
021-272-016		0.09	(0.09)		\$18,000	
021-231-045		0.23	(0.23)		\$46,000	
021-231-046		0.04	(0.04)		\$8,000	
021-231-047		0.02	(0.02)		\$4,000	
021-231-048		0.02	(0.02)		\$4,000	
021-231-049		0.02	(0.02)		\$4,000	
021-231-050		0.02	(0.02)		\$4,000	
021-231-054	1	0.04		0.96		\$192,000
021-231-053		0.03	(0.03)		\$6,000	
021-231-051		0.14	(0.14)		\$28,000	
021-231-052		0.03	(0.03)		\$6,000	
021-231-061		0.04	(0.04)		\$8,000	
021-231-021	1	0.62		0.38		\$76,000
021-272-010		1.02	(1.02)		\$204,000	
021-272-014	2	0.99		1.01		\$202,000
021-272-012		0.77	(0.77)		\$154,000	

**Table 7 – Village 1 Projected Neighborhood Park Acquisition Costs (cont.)**

<b>Village 1 APN</b>	<b>VPR (ac)</b>	<b>Park Required (ac)</b>	<b>Short (ac)</b>	<b>Excess (ac)</b>	<b>Cost Share</b>	<b>Reimbursement from Village 1</b>
021-272-017	7.1	4.36		2.74		\$548,000
021-272-023	1.2	1.65	(0.45)		\$90,000	
021-272-022	1.8	2.49	(0.69)		\$138,000	
031-460-060		0.16	(0.16)		\$32,000	
021-274-033		0.86	(0.86)		\$172,000	
021-274-034		0.72	(0.72)		\$144,000	
021-274-035		0.98	(0.98)		\$196,000	
021-274-036		1.07	(1.07)		\$214,000	
021-274-037		0.63	(0.63)		\$126,000	
021-274-042	11.5	7.96		3.54		\$708,000
021-274-038	0.3	0.17		0.13		\$26,000
021-274-039		0.01	(0.01)		\$2,000	
021-274-032						
021-274-031		0.80	(0.80)		\$160,000	
021-274-030		1.07	(1.07)		\$214,000	
021-274-040	1	1.66	(0.66)		\$132,000	
021-274-041		0.25	(0.25)		\$50,000	
021-274-028	4.2	0.23		3.97		\$794,000
021-274-029	0.4	0.31		0.09		\$18,000
021-274-027,24		0.79	(0.79)		\$158,000	
021-274-026	0.5	0.20		0.30		\$60,000
021-274-025	0.8	0.66		0.14		\$28,000
031-420-004		0.05	(0.05)		\$10,000	
031-420-023		0.09	(0.09)		\$18,000	
<b>Totals</b>	<b>32.74</b>	<b>32.74</b>	<b>-13.20</b>	<b>13.20</b>	<b>\$2,640,000</b>	<b>\$2,640,000</b>

### Park Construction

The City of Lincoln would like to have newly dedicated neighborhood parks, constructed by residential developers in conjunction with their project, such that new residents have immediate access to park facilities. Village 1 plans to have neighborhood parks construction and maintenance responsibilities of said parks stipulated in the individual development agreements between the City and project developers.

The ultimate design and layout of park amenities are subject to change pending final design and approval by the City. The majority of the active and passive recreation amenities will be found at the Community Park which will be located on Oak Tree Lane in the Village Center. The remaining neighborhood parks will have less recreation amenities than the community park, but typical amenities could include: open play areas, ball fields for organized sports, game courts, children's play areas with playground equipment, picnic/BBQ facilities, walking/bike paths, shade structures, restrooms and parking.

A park programming plan will outline the expected amenities for all of the parks found within Village 1. The park programming plan has been prepared by Fuhrman Leamy Landscape Architects and takes into consideration the anticipated design and layout of park amenities for the community park, in addition to the projected amenities of the neighborhood parks. The park programming is included in Appendix 27 of the Village 1 Infrastructure Finance Plan. This will allow developers with the opportunity to recognize what amenities will need to be included in their park construction. Forecasting the anticipated park amenities will also ensure that each proposed amenity will be equally represented. These costs formed the average assumed costs use to determine the costs for each landowner and ultimately the cost per dwelling unit based on each of the land use categories. The City will only count parks that are at least 50% active, or as approved per the Village 1 Specific Plan, in the acreage required. An active park has amenities, for example a softball field, BBQ area or covered eating area. The construction cost of park land is assumed to be \$400,000 per acre plus \$140,000 per acre for contingency, bringing the total to \$540,000 per acre.

Table 8 – Neighborhood Park Construction Cost Per Unit shows the breakdown of projected neighborhood park construction costs per unit based on each of the designated land uses categories.

**Table 8: Neighborhood Park Construction Cost Per Unit**

<b>Land Use</b>	<b>Persons /Dwelling Unit</b>	<b>Per Dwelling Unit Cost</b>
Village Country Estate	3.6	\$4,724
Village Low Density Residential	3.6	\$4,724
Village Medium Density Residential	2.8	\$3,674
Village High Density Residential	1.8	\$2,362
Village Mixed Use	1.8	\$2,362

Regardless of the number of units a landowner decides to develop, the cost above will remain constant. The assumed construction cost per acre is \$540,000 and the required 2.43 acres of neighborhood park be created for every 1000 residents in the Village 1 Specific Plan. Therefore the total park construction cost is \$1,312 per person (\$540,000 per acre X 2.43 acres / 1000 persons).

Table 9 was developed based on the required park calculated in Table 6 above. This table also assumes that the Village 1 property owners who have excess park land will take reimbursement from those who are short of the necessary park requirement.

**Table 9: Neighborhood Park Construction Costs**

<b>Village 1 APN</b>	<b>VPR (ac)</b>	<b>Park Required (ac)</b>	<b>Park Construction Costs</b>	<b>Park Fee Reimbursement [1]</b>
021-231-026		0.15	\$81,000	\$26,299
021-231-055		0.08	\$43,200	\$13,923
021-231-056		0.08	\$43,200	\$13,923
021-231-058		0.02	\$10,800	\$3,094
021-231-057		0.11	\$59,400	\$18,564
021-231-023		0.03	\$16,200	\$6,188
021-231-022		0.16	\$86,400	\$27,846
021-231-059,60		0.82	\$442,800	\$145,418
021-272-016		0.09	\$48,600	\$15,470
021-231-045		0.23	\$124,200	\$39,603
021-231-046		0.03	\$16,200	\$6,188
021-231-047		0.02	\$10,800	\$3,094
021-231-048		0.02	\$10,800	\$3,094
021-231-049		0.02	\$10,800	\$3,094
021-231-050		0.02	\$10,800	\$3,094
021-231-054	1.0	0.04	\$21,600	\$6,188
021-231-053		0.03	\$16,200	\$6,188
021-231-051		0.14	\$75,600	\$24,752
021-231-052		0.03	\$16,200	\$6,188
021-231-061		0.04	\$21,600	\$6,188



**Table 9: Neighborhood Park Construction Costs (cont.)**

<b>Village 1 APN</b>	<b>VPR (ac)</b>	<b>Park Required (ac)</b>	<b>Park Construction Costs</b>	<b>Park Fee Reimbursement [1]</b>
021-231-021	1.0	0.62	\$334,800	\$108,290
021-272-010		1.02	\$550,800	\$180,690
021-272-014	2.0	0.99	\$534,600	\$175,120
021-272-012		0.77	\$415,800	\$136,136
021-272-017	7.1	4.36	\$2,354,400	\$898,807
021-272-023	1.2	1.65	\$891,000	\$292,383
021-272-022	1.8	2.49	\$1,344,600	\$440,895
031-460-060		0.16	\$86,400	\$27,846
021-274-033		0.86	\$464,400	\$218,344
021-274-034		0.72	\$388,800	\$182,696
021-274-035		0.98	\$529,200	\$248,422
021-274-036		1.07	\$577,800	\$272,930
021-274-037		0.63	\$340,200	\$147,776
021-274-042	11.5	7.96	\$4,298,400	\$1,512,966
021-274-038	0.3	0.17	\$91,800	\$29,393
021-274-039		0.01	\$5,400	\$1,547
021-274-032				
021-274-031		0.80	\$432,000	\$204,976
021-274-030		1.07	\$577,800	\$261,841
021-274-040	1.0	1.66	\$896,400	\$293,930
021-274-041		0.25	\$135,000	\$43,316
021-274-028	4.2	0.23	\$124,200	\$40,222
021-274-029	0.4	0.31	\$167,400	\$54,145
021-274-027,24		0.79	\$426,600	\$139,849
021-274-026	0.5	0.20	\$108,000	\$35,581
021-274-025	0.8	0.66	\$356,400	\$116,334
031-420-004		0.05	\$27,000	\$9,282
031-420-023		0.09	\$48,600	\$15,470
<b>Totals</b>	<b>32.74</b>	<b>32.74</b>	<b>\$17,679,600</b>	<b>\$6,467,583</b>

[1] Park reimbursement represents impact fee costs deducted from total construction cost based on dwelling units. Assumes the following per unit costs: VCE, VLDR & VM DR = \$1,547 and VH DR & VMU = \$1,114.

Construction of the amenities for the neighborhood parks will be based on 3 alternatives ranging in sizes; less than 1 acre, between 1 and 2 acres and parks greater than 2 acres. The Finance Plan has identified 3 potential park sites which meet the greater than 2 acre criterion. Exhibits SD1 and SD2, located in Appendix 27, provide conceptual schematic site plan designs which identify some of the potential amenities that will need to be incorporated.

The majority of the neighborhood parks found in the Village 1 Specific Plan meet the 1-2 acre criterion. Option A and Option B on Exhibit SD3 illustrate the available amenities found in the 1-2 acres neighborhood park sites. Exhibit SD3 also provides the schematic site design for parks that are less than 1 acre. In order to meet the City's park requirements, all parks must have greater than 0.5 acre of active park.

The construction cost of the neighborhood parks varies with park size from approximately \$540,000 per acre for parks under 1 acre in size. The majority of the anticipated neighborhood parks found in Village 1 (1-2 acres in size) has a projected construction cost of \$405,000 per acre. Parks that range in size greater than 2 acres will have a projected construction cost of approximately \$260,000 per acre. Exhibits 1 to 4 show a detail breakdown of the varying sizes of neighborhood parks that are anticipated to be constructed in Village 1. For simplicity and to be conservative, this Finance Plan has assumed a construction cost of \$540,000 per acre.

Typically the City applies a park impact fee. The intent in collecting the impact fee is to use the monies to pay for the construction of park facilities. However, in the case of Village 1, the City has elected to credit each property owner their respective share of park impact fees. The park impact fees found in Table 9 were calculated using the City of Lincoln's PFE program and residential fee per land use.

The locations of neighborhood parks is shown in Exhibit 12. The locations shown are preliminary and subject to change. Ultimate locations of parks will be determined by the project developers/builders of individual planning areas, subject to City review and approval. The neighborhood parks will be dedicated to the City of Lincoln in accordance with the requirements outlined in the development agreements between the City and individual developers.

### **Open Space Requirements**

The City of Lincoln requires a minimum of 40% open space based on the General Plan. The Village 1 Specific Plan, which serves as an amendment to the General Plan, requires that a minimum of 3 acres of open space per 1,000 persons. The specific plan meets this requirement and no further discussion is pertinent from Infrastructure Finance Plan consideration.

**Village 1: Park Land Acquisition Costs  
(Specific Plan Projected Final Map Park Areas)**

Project No. 20001  
Prepared By: F. Sousa  
Checked By: T. Frayji  
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	VCE	VLDR	VMDR	VHDR	VMU	Total	VPR [4]	Regional VPR	Paseo & LSC [5]	Natural VOS [6]	Credited Park Area	Park Requirement		Short (Acres)	Excess (Acres)	Park Acquisition Costs [9]	Park Acquisition Reimbursements [10]
														Units [7]	Population				
021-231-026	Anderson	5		4.2				4.2			0.16		0.0	16.8	61	0.15	(0.15)	\$ 30,000	
021-231-055	Snyder	2.4		2.2				2.2			0.11		0.0	8.8	32	0.08	(0.08)	\$ 16,000	
021-231-056	Ramsdell	2.4		2.2				2.2			0.09		0.0	8.8	32	0.08	(0.08)	\$ 16,000	
021-231-058	Simmons & McDonald	0.6		0.5				0.5			0.06		0.0	2.0	8	0.02	(0.02)	\$ 4,000	
021-231-057	Darville	3.3		3.1				3.1			0.09		0.0	12.4	45	0.11	(0.11)	\$ 22,000	
021-231-023	Golden	1.1		0.9				0.9			0.05		0.0	3.6	13	0.03	(0.03)	\$ 6,000	
021-231-022	Montgomery	5.1		4.5				4.5			0.14	0.3	0.1	18.0	65	0.16	(0.16)	\$ 32,000	
021-231-059,60	Ryan	56		23.5				23.5			0.46	30.0	3.1	94.0	339	0.82	(0.82)	\$ 164,000	
021-231-019	City of Lincoln	6.3									0.29	5.6							
021-250-004	Turkey Ranch Golf Course	80.8	28.4					28.4						56.8	205	0.50			
021-250-005	Turkey Ranch Golf Course	40.1	23.5					23.5						47.0	170	0.41			
021-272-009	Turkey Ranch Golf Course	200.8												0					
	<b>Golf Course Subtotal</b>	<b>321.7</b>	<b>51.9</b>					<b>51.9</b>						<b>104.0</b>	<b>375</b>	<b>0.9</b>			
021-272-016	McEwen	2.7		2.5				2.5					0.0	10.0	36	0.09	(0.09)	\$ 18,000	
021-231-045	Leavell Ranch Partnership	6.4		6.4				6.4					0.0	25.6	93	0.23	(0.23)	\$ 46,000	
021-231-046	Blansett	1		1				1.0					0.0	4.0	15	0.04	(0.04)	\$ 8,000	
021-231-047	Williams	0.5		0.5				0.5					0.0	2.0	8	0.02	(0.02)	\$ 4,000	
021-231-048	Burns	0.5		0.5				0.5					0.0	2.0	8	0.02	(0.02)	\$ 4,000	
021-231-049	Burns	0.5		0.5				0.5					0.0	2.0	8	0.02	(0.02)	\$ 4,000	
021-231-050	Burns	0.5		0.5				0.5					0.0	2.0	8	0.02	(0.02)	\$ 4,000	
021-231-054	Thomas	2.1		1.1				1.1	1				0.0	4.4	16	0.04		0.96	\$ 192,000
021-231-053	Haddox	0.9		0.9				0.9					0.0	3.6	13	0.03	(0.03)	\$ 6,000	
021-231-051	Maan	3.9		3.9				3.9					0.0	15.6	57	0.14	(0.14)	\$ 28,000	
021-231-052	Tello	0.9		0.9				0.9					0.0	3.6	13	0.03	(0.03)	\$ 6,000	
021-231-061	Ryan	1.1		1.1				1.1					0.0	4.4	16	0.04	(0.04)	\$ 8,000	
021-231-021	Squier	19.9		17.6				17.6	1		0.9		0.1	70.4	254	0.62	0.38		\$ 76,000
021-272-010	Bella Rosa LLC	56.3		29.2				29.2			2.95	15.4	2.1	116.8	421	1.02	(1.02)	\$ 204,000	
021-272-014	Leavell Ranch Partnership	69.4		28.3				28.3	2		1.77	35.5	3.9	113.2	408	0.99	1.01		\$ 202,000
021-272-013	Tofft	0.7		0.7				0.7						0.0	0	0.00			
021-272-012	Leavell	22.5		22				22.0			1.51		0.3	88.0	317	0.77	(0.77)	\$ 154,000	
021-272-017	Duff	145		65.16	38.2			103.4	7.1		4.9	29.3	3.9	566.2	1794	4.36	2.74		\$ 548,000
021-272-023	East Lincoln Associates	141.1	94.5					94.5	1.2			42.1	4.2	189.0	681	1.65	(0.45)	\$ 90,000	
021-272-022	Sunset Tratesso LLC	106.6	7.5	67.5				75.0	1.8			23.9	2.4	285.0	1026	2.49	(0.69)	\$ 138,000	
	<b>Elliot Homes Subtotal</b>	<b>247.7</b>	<b>102</b>	<b>67.5</b>				<b>169.5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>65.95</b>	<b>6.595</b>	<b>474.0</b>	<b>1707</b>	<b>4.14</b>	<b>-1.14</b>	<b>\$ 228,000</b>	



Village 1: Park Land Acquisition Costs  
(Specific Plan Projected Final Map Park Areas)

Project No. 20001  
Prepared By: F. Sousa  
Checked By: T. Frayji  
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]								Regional VPR	Paseo & LSC [5]	Natural VOS [6]	Credited Park Area			Park Requirement (Acres) [8]	Short (Acres)	Excess (Acres)	Park Acquisition Costs [9]	Park Acquisition Reimbursements [10]
			VCE	VLDR	VMDR	VHDR	VMU	Total	VPR [4]					Units [7]	Population					
031-460-060 [2]	Kollenberg [2]	9.86	9.1					9.1					0.0	18.2	66	0.16	(0.16)		\$ 32,000	
021-274-033	Highmark Land LLC	18.2					10.9	10.9		4.9	2.6		0.5	196.2	354	0.86	(0.86)		\$ 172,000	
021-274-034	Ride to Walk	20.1					9.1	9.1		11			0.0	163.8	295	0.72	(0.72)		\$ 144,000	
021-274-035	Vanwagenen	16.2				3.6	8.8	12.4					0.0	223.2	402	0.98	(0.98)		\$ 196,000	
021-274-036	Leavell	18.5				13.6		13.6			4.89		1.0	244.8	441	1.07	(1.07)		\$ 214,000	
021-274-037	Leavell	19.3			8.3	2.3		10.6			6.24		1.2	107.8	261	0.63	(0.63)		\$ 126,000	
021-274-042	Leavell	325.9	76.8	129.2	38.4			244.4	11.44		42.72		8.5	977.6	3274	7.96		3.48		\$ 696,000
021-274-038	Sturzen	11.4	9.5					9.5	0.3		1.49		0.3	19.0	69	0.17		0.13		\$ 26,000
021-274-039	Sturzen	0.6	0.2					0.2			0.29		0.1	1.0	4	0.01	(0.01)		\$ 2,000	
021-274-032	Highmark Land LLC	0.7						0.0			0.7									
021-274-031	Placer County	46.1					10.2	10.2		34.2	0.74		0.1	183.6	331	0.80	(0.80)		\$ 160,000	
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3		15.4			1.29		0.3	216.8	440	1.07	(1.07)		\$ 214,000	
021-274-040	Stardust 80	76.2	14.6	40.2				54.8	1		17.72		3.5	190.0	684	1.66	(0.66)		\$ 132,000	
021-274-041	Sacto Teen Challenge	21	13.9					13.9			6.8		1.4	27.8	101	0.25	(0.25)		\$ 50,000	
021-274-028	Silverado Hidden Hills LLC	11.1		6.4				6.4	4.2		0.5		0.1	26.0	94	0.23		3.97		\$ 794,000
021-274-029	Silverado Hidden Hills LLC	9.9		8.7				8.7	0.4		0.6		0.1	35.0	126	0.31		0.09		\$ 18,000
021-274-027,24	Silverado Hidden Hills LLC	35		22.6				22.6			14.86		3.0	90.4	326	0.79	(0.79)		\$ 158,000	
021-274-026	Deloach	9		5.7				5.7	0.5		2.8		0.6	22.8	83	0.20		0.30		\$ 60,000
021-274-025	Silverado Hidden Hills LLC	20		18.8				18.8	0.8		1.04		0.2	75.2	271	0.66		0.14		\$ 28,000
	<b>Hidden Hills Subtotal</b>	<b>76</b>		<b>56.5</b>				<b>56.5</b>	<b>5.4</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>3.4</b>	<b>226.6</b>	<b>817</b>	<b>2.0</b>	<b>-0.8</b>	<b>4.2</b>	<b>\$ 158,000</b>	<b>\$ 840,000</b>
031-420-004	Ewing	5	2.9					2.9			2.1		0.4	5.8	21	0.05	(0.05)		\$ 10,000	
031-420-023	Ewing	7.5	5.2					5.2			2.3		0.5	10.4	38	0.09	(0.09)		\$ 18,000	
031-420-024	Ewing	7.5	6.9					6.9						14.0	0	0.00				
031-101-001	Allen	91.3	42.8					42.8	1					86.0	0	0.00				
032-010-013	Allen	0.3	0.3					0.3						1.0	0	0.00				
032-010-015	Jmag Enterprises LLC	3.5	3.5					3.5						7.0	0	0.00				
032-010-017	Obrien	3.4	3.4					3.4						7.0	0	0.00				
032-010-014	Bennett	3	3					3.0						6.0	0	0.00				
	<b>TOTALS</b>	<b>1366.5</b>	<b>234.2</b>	<b>522.3</b>	<b>91.0</b>	<b>28.8</b>	<b>39.0</b>	<b>915.3</b>	<b>32.74</b>	<b>56.30</b>	<b>122.26</b>	<b>182.99</b>	<b>41.99</b>	<b>4508.0</b>	<b>13468</b>	<b>32.74</b>	<b>-13.20</b>	<b>13.20</b>	<b>\$ 2,640,000</b>	<b>\$ 2,640,000</b>

[1] Excludes Parcels north of Turkey Creek Golf Course, Tofft and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and Obrien).

[2] Includes APN: 021-450-029, 0.26 +/- acres.

[3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.

[4] VPR park acreage based on Village 1 Specific Plan and dedicated parks showed on approved tentative maps.

[5] Paseo & LSC consist of the following: Village Paseo (excluding lake), Neighborhood Paseos and Landscape Corridors with Trails. City allows for 20% of acreage to be credited as Active Park.

[6] Natural VOS consists of the following: Auburn Ravine and Oak Woodlands/ Natural Areas. City allows for 10% of acreage to be credited as Active Park.

[7] Unit count shown based on developable acres found in the Specific Plan and the following assumed land use density factors: VCE = 2 du/ac, VLDR = 4 du/ac, VMDR = 8 du/ac and VHDR/VMU = 18 du/ac. The units shown are projected and are subject to change.

[8] Based on 2.43 acres of park per 1,000 residents. This factor takes into account the available park credit received from Village Open Space. 2.43 was used in place of the City required 3 acres per 1,000 residents.

[9] Assumed land acquisition cost is \$200,000 per acre.

[10] Park Reimbursement represents costs to be reimbursed to property owners who have excess parks.

**Village 1:  
City Park Construction Costs  
(Specific Plan Projected Final Map Park Areas)**

Project No. 20001  
Prepared By: F. Sousa  
Checked By: T. Frayji  
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage								Park Requirement (Acres) [5]	Excess/Short	Park Construction Costs [6]	Park Fees (Reimbursement) [7]
			VCE	VLDR	VMDR	VHDR	VMU	Total	VPR (Neighborhood)	Units [4]	Population			
021-231-026	Anderson	5		4.2				4.2	0	17	61	0.15	(0.15)	\$ 81,000 \$ 26,299
021-231-055	Snyder	2.4		2.2				2.2	0	9	32	0.08	(0.08)	\$ 43,200 \$ 13,923
021-231-056	Ramsdell	2.4		2.2				2.2	0	9	32	0.08	(0.08)	\$ 43,200 \$ 13,923
021-231-058	Simmons & McDonald	0.6		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800 \$ 3,094
021-231-057	Darville	3.3		3.1				3.1	0	12	45	0.11	(0.11)	\$ 59,400 \$ 18,564
021-231-023	Golden	1.1		0.9				0.9	0	4	13	0.03	(0.03)	\$ 16,200 \$ 6,188
021-231-022	Montgomery	5.1		4.5				4.5	0	18	65	0.16	(0.16)	\$ 86,400 \$ 27,846
021-231-059,60	Ryan	56		23.5				23.5	0	94	339	0.82	(0.82)	\$ 442,800 \$ 145,418
021-231-019	City of Lincoln	6.3												
021-250-004	Turkey Ranch Golf Course	80.8						28.4		57	205			
021-250-005	Turkey Ranch Golf Course	40.1		23.5				23.5		47	170			
021-272-009	Turkey Ranch Golf Course	200.8												
	<b>Golf Course Subtotal</b>	<b>321.7</b>		<b>51.9</b>				<b>51.9</b>		<b>104</b>	<b>375</b>			
021-272-016	McEwen	2.7		2.5				2.5	0	10	36	0.09	(0.09)	\$ 48,600 \$ 15,470
021-231-045	Leavell Ranch Partnership	6.4		6.4				6.4	0	26	93	0.23	(0.23)	\$ 124,200 \$ 39,603
021-231-046	Blansett	1		1				1.0	0	4	15	0.04	(0.04)	\$ 21,600 \$ 6,188
021-231-047	Williams	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800 \$ 3,094
021-231-048	Burns	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800 \$ 3,094
021-231-049	Burns	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800 \$ 3,094
021-231-050	Burns	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800 \$ 3,094
021-231-054	Thomas	2.1		1.1				1.1	1.0	4	16	0.04	0.96	\$ 21,600 \$ 6,188
021-231-053	Haddox	0.9		0.9				0.9	0	4	13	0.03	(0.03)	\$ 16,200 \$ 6,188
021-231-051	Maan	3.9		3.9				3.9	0	16	57	0.14	(0.14)	\$ 75,600 \$ 24,752
021-231-052	Tello	0.9		0.9				0.9	0	4	13	0.03	(0.03)	\$ 16,200 \$ 6,188
021-231-061	Ryan	1.1		1.1				1.1	0	4	16	0.04	(0.04)	\$ 21,600 \$ 6,188
021-231-021	Squier	19.9		17.6				17.6	1.0	70	254	0.62	0.38	\$ 334,800 \$ 108,290
021-272-010	Bella Rosa LLC	56.3		29.2				29.2	0	117	421	1.02	(1.02)	\$ 550,800 \$ 180,690
021-272-014	Leavell Ranch Partnership	69.4		28.3				28.3	2.0	113	408	0.99	1.01	\$ 534,600 \$ 175,120
021-272-013	Tofft	0.7		0.7				0.7		0	0			
021-272-012	Leavell	22.5		22				22.0	0	88	317	0.77	(0.77)	\$ 415,800 \$ 136,136
021-272-017	Duff	145		65.16		38.2		103.4	7.1	566	1794	4.36	2.74	\$ 2,354,400 \$ 898,807
021-272-023	East Lincoln Associates	141.1		94.5				94.5	1.2	189	681	1.65	(0.45)	\$ 891,000 \$ 292,383
021-272-022	Sunset Tratesso LLC	106.6		7.5		67.5		75.0	1.8	285	1026	2.49	(0.69)	\$ 1,344,600 \$ 440,895
	<b>Elliot Homes Subtotal</b>	<b>247.7</b>		<b>102</b>		<b>67.5</b>		<b>169.5</b>	<b>3</b>	<b>474</b>	<b>1707</b>	<b>4.1</b>	<b>-1.1</b>	<b>\$ 2,235,600 \$ 733,278</b>
031-460-060 [2]	Kollenberg [2]	9.86		9.1				9.1	0	18	66	0.16	(0.16)	\$ 86,400 \$ 27,846
021-274-033	Highmark Land LLC	18.2					10.9	10.9	0	196	354	0.86	(0.86)	\$ 464,400 \$ 218,344
021-274-034	Ride to Walk	20.1					9.1	9.1	0	164	295	0.72	(0.72)	\$ 388,800 \$ 182,696
021-274-035	Vanwagenen	16.2				3.6	8.8	12.4	0	223	402	0.98	(0.98)	\$ 529,200 \$ 248,422
021-274-036	Leavell	18.5				13.6		13.6	0	245	441	1.07	(1.07)	\$ 577,800 \$ 272,930
021-274-037	Leavell	19.3			8.3	2.3		10.6	0	108	261	0.63	(0.63)	\$ 340,200 \$ 147,776
021-274-042	Leavell	325.9		76.8	129.2	38.4		244.4	11.44	978	3274	7.96	3.48	\$ 4,298,400 \$ 1,512,966
021-274-038	Sturzen	11.4		9.5				9.5	0	19	69	0.17	0.13	\$ 91,800 \$ 29,393
021-274-039	Sturzen	0.6		0.2				0.2	0	1	4	0.01	(0.01)	\$ 5,400 \$ 1,547
021-274-032	Highmark Land LLC	0.7												\$ -
021-274-031	Placer County	46.1					10.2	10.2	0	184	331	0.80	(0.80)	\$ 432,000 \$ 204,976

**Village 1:  
City Park Construction Costs  
(Specific Plan Projected Final Map Park Areas)**

Project No. 20001  
Prepared By: F. Sousa  
Checked By: T. Frayji  
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage								Park Requirement (Acres) [5]	Excess/Short	Park Construction Costs [6]	Park Fees (Reimbursement) [7]
			VCE	VLDR	VMDR	VHDR	VMU	Total	VPR (Neighborhood)	Units [4]	Population			
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3		15.4	0	217	440	1.07	(1.07)	\$ 577,800 \$ 261,841
021-274-040	Stardust 80	76.2	14.6	40.2				54.8	1.0	190	684	1.66	(0.66)	\$ 896,400 \$ 293,930
021-274-041	Sacto Teen Challenge	21	13.9					13.9	0.0	28	101	0.25	(0.25)	\$ 135,000 \$ 43,316
021-274-028	Silverado Hidden Hills LLC	11.1		6.4				6.4	4.2	26	94	0.23	3.97	\$ 124,200 \$ 40,222
021-274-029	Silverado Hidden Hills LLC	9.9		8.7				8.7	0.4	35	126	0.31	0.09	\$ 167,400 \$ 54,145
021-274-027,24	Silverado Hidden Hills LLC	35		22.6				22.6	0.0	90	326	0.79	(0.79)	\$ 426,600 \$ 139,849
021-274-026	Deloach	9		5.7				5.7	0.5	23	83	0.20	0.30	\$ 108,000 \$ 35,581
021-274-025	Silverado Hidden Hills LLC	20		18.8				18.8	0.8	75	271	0.66	0.14	\$ 356,400 \$ 116,334
	<b>Hidden Hill Subtotal</b>	<b>76</b>		<b>56.5</b>				<b>56.5</b>	<b>5.4</b>	<b>227</b>	<b>817</b>	<b>2.0</b>	<b>3.4</b>	<b>\$ 1,074,600 \$ 350,550</b>
031-420-004	Ewing	5		2.9				2.9	0	6	21	0.05	(0.05)	\$ 27,000 \$ 9,282
031-420-023	Ewing	7.5	5.2					5.2	0	10	38	0.09	(0.09)	\$ 48,600 \$ 15,470
031-420-024	Ewing	7.5	6.9					6.9		14	0			
031-101-001	Allen	91.3	42.8					42.8	1	86	0			
032-010-013	Allen	0.3	0.3					0.3		1	0			
032-010-015	Jmag Enterprises LLC	3.5	3.5					3.5		7	0			
032-010-017	Obrien	3.4	3.4					3.4		7	0			
032-010-014	Bennett	3	3					3.0		6	0			
	<b>TOTALS</b>		<b>234.2</b>	<b>522.3</b>	<b>91.0</b>	<b>28.8</b>	<b>39.0</b>	<b>915.3</b>	<b>32.74</b>	<b>4508</b>	<b>13468</b>	<b>32.74</b>	<b>0.0</b>	<b>\$ 17,679,600 \$ 6,467,583</b>

[1] Excludes Parcels north of Turkey Creek Golf Course, Toftt and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and O'Brien).

[2] Includes APN: 021-450-029, 0.26 +/- acres.

[3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.

[4] Unit count shown based on developable acres found in the Specific Plan and the following assumed land use density factors: VCE = 2 du/ac, VLDR = 4 du/ac, VMDR = 8 du/ac and VHDR/VMU = 18 du/ac. The units shown are projected and are subject to change.

[5] Based on 2.43 acres of park per 1,000 residents. This factor takes into account the available park credit received from Village Open Space. 2.43 was used in place of the City required 3 acres per 1,000 residents.

[6] Assumed construction cost is \$400,000 per acre + \$140,000 per acre for contingency (Total = \$540,000 per acre).

[7] Park Reimbursement represents impact fee costs that would be reimbursed per dwelling unit. Assumes: VCE, VLDR & VMDR = \$1,547/DU, VHDR & VMU = \$1,114/DU.

**APPENDIX 27**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Park Programming**

**VILLAGE I - PARK SITE COST BUDGETS**

STATEMENT OF PROBABLE COST - NEIGHBORHOOD PARKS LESS THAN 1 TO 2 ACRE

LDI.15114

5/9/2016



5/9/2016		0.5	ACRES	Exhibit 1	
#	ITEM	QTY.	UNIT	UNIT PRICE	COST
A	01000-PERMITS AND FEES				
	Plan Check and Permit	1	JOB	NIC	
B	01510-TEMPORARY STRUCTURES				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$2,000.00	\$2,000.00
C	02000-SERVICES				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$500.00	\$500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D	02210-EARTHWORK				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	0.50	AC	\$15,000.00	\$7,500.00
E	02310-FINISH GRADING				
	FINISH GRADING	21,780	SF	\$0.15	\$3,267.00
F	02340-EROSION CONTROL				
	SITE EROSION CONTROL	21,780	JOB	\$0.03	\$653.40
G	02715-SITE DRAINAGE				
	DRAIN LINE AND DRAINS	0.50	AC	\$10,000.00	\$5,000.00
	02800-PLAY FURNISHINGS				
	CHILDREN'S AREA PLAY APPARATUS	1	EA	\$45,000.00	\$45,000.00
	CHILDREN'S AREA SURFACING	2,800	SF	\$25.00	\$70,000.00
H	02810-IRRIGATION				
	SYSTEM	16,335	SF	\$1.55	\$25,319.25
I	02825-SITE FURNISHINGS				
	BENCH	2	EA	\$500.00	\$1,000.00
	TRASH RECEPTACLES	2	EA	\$600.00	\$1,200.00
	DRINKING FOUNTAIN	1	EA	\$6,000.00	\$6,000.00
J	02900-PLANTING				
	TURF (SODDED)	12,251	SF	\$0.55	\$6,738.19
	SHRUB AND GROUNDCOVER	4,084	SF	\$2.00	\$8,167.50
	TREES - 15 GAL	45	EA	\$120.00	\$5,400.00
	TOP DRESSING 3"	4,084	SF	\$0.29	\$1,184.29
K	02920-SOIL PREPARATION				
	SOIL PREPARATION TURF AREAS	12,251	SF	\$0.14	\$1,653.92
	SOIL PREPARATION SHRUB AREAS	4,084	SF	\$0.14	\$551.31
L	02970-LANDSCAPE MAINTENANCE				
	90 DAY MAINTENANCE	0.50	AC	\$2,800.00	\$1,400.00
M	03100-CONCRETE				
	CONCRETE WALKS	3,300	SF	\$7.50	\$24,750.00
	PLAY AREA CONTAINMENT CURB	90	LF	\$22.00	\$1,980.00
N	01310-PRE-ENGINEERED STRUCTURES				
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
O	01610-LIGHTING				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	0	JOB	\$3,000.00	\$0.00
	SUBTOTAL				\$243,764.85
	CONTINGENCY 10%				\$24,376.49
	TOTAL BUDGET				\$268,141.34
		COST PER ACRE			\$536,282.67
		COST PER S.F.			\$12.31
SOFT COSTS					
A&E Design Fees -Soft Costs					
	A and E Design Fees (8.0%)	1	JOB	268,141.34	\$21,451.31
	Contractor Bonds and Insurance (1.5%)	1	JOB	268,141.34	\$4,022.12
	A&E Subtotal				\$25,473.43
Entitlements / Utilities					
	Advanced Planning & City Staff Project Management	268,141	JOB	0.025	\$6,703.53
	City Permit and Plan Check	268,141	JOB	0.020	\$5,362.83
	City Field Inspections and Approvals	268,141	JOB	0.035	\$9,384.95
	Entitlement Subtotal				\$21,451.31
	TOTAL SOFT COSTS				\$46,924.73
	TOTAL BUDGET				\$583,207.40
* Can Included with "In track" construction					

NOTE, Perimeter sidewalks NIC. Part of civil in track improvement



**VILLAGE I - PARK SITE COST BUDGETS**

STATEMENT OF PROBABLE COST - NEIGHBORHOOD PARKS 1 TO 2 ACRE

LDI.15114

5/9/2016



5/9/2016		1.5	ACRES	Exhibit 2	
#	ITEM	QTY.	UNIT	UNIT PRICE	COST
A	01000-PERMITS AND FEES				
	Plan Check and Permit	1	JOB	NIC	
B	01510-TEMPORARY STRUCTURES				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$4,000.00	\$4,000.00
C	02000-SERVICES				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$1,500.00	\$1,500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D	02210-EARTHWORK				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	1.50	AC	\$12,000.00	\$18,000.00
E	02310-FINISH GRADING				
	FINISH GRADING	65,340	SF	\$0.15	\$9,801.00
F	02340-EROSION CONTROL				
	SITE EROSION CONTROL	65,340	JOB	\$0.06	\$3,593.70
G	02715-SITE DRAINAGE				
	DRAIN LINE AND DRAINS	1.50	AC	\$15,000.00	\$22,500.00
H	02800-PLAY FURNISHINGS				
	1/2 COURT BASKETBALL	1	EA	\$85,000.00	\$85,000.00
	CHILDREN'S AREA PLAY APPARATUS	1	EA	\$85,000.00	\$85,000.00
	CHILDREN'S AREA SURFACING	3,300	SF	\$25.00	\$82,500.00
I	02810-IRRIGATION				
	SYSTEM	42,471	SF	\$1.45	\$61,582.95
J	02825-SITE FURNISHINGS				
	TABLES PICNIC	6	EA	\$1,300.00	\$7,800.00
	PEDESTAL MOUNT BBQ	2	EA	\$450.00	\$900.00
	BENCH	6	EA	\$500.00	\$3,000.00
	BIKE RACK	1	EA	\$400.00	\$400.00
	TRASH RECEPTACLES	4	EA	\$600.00	\$2,400.00
	DRINKING FOUNTAIN	1	EA	\$6,000.00	\$6,000.00
K	02900-PLANTING				
	TURF (HYDROSEEDDED)	31,853	SF	\$0.35	\$11,148.64
	SHRUB AND GROUNDCOVER	10,618	SF	\$2.00	\$21,235.50
	TREES - 15 GAL	85	EA	\$120.00	\$10,200.00
	TOP DRESSING 3"	10,618	SF	\$0.29	\$3,079.15
L	02920-SOIL PREPARATION				
	SOIL PREPARATION TURF AREAS	31,853	SF	\$0.14	\$4,300.19
	SOIL PREPARATION SHRUB AREAS	10,618	SF	\$0.14	\$1,433.40
M	02970-LANDSCAPE MAINTENANCE				
	90 DAY MAINTENANCE	1.50	AC	\$2,800.00	\$4,200.00
N	03100-CONCRETE				
	CONCRETE WALKS	5,227	SF	\$7.50	\$39,204.00
	PLAY AREA CONTAINMENT CURB	120	LF	\$22.00	\$2,640.00
N	01310-PRE-ENGINEERED STRUCTURES				
	20 X 20 SHADE STRUCTURE	1	JOB	\$28,000.00	\$28,000.00
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
O	01610-LIGHTING				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	3	JOB	\$3,000.00	\$9,000.00
	SUBTOTAL				\$552,918.52
	CONTINGENCY 10%				\$55,291.85
	TOTAL BUDGET				\$608,210.37
		COST PER ACRE			\$405,473.58
		COST PER S.F.			\$9.31
SOFT COSTS					
A&E Design Fees -Soft Costs					
	A and E Design Fees (8.0%)	1	JOB	608,210.37	\$48,656.83
	Contractor Bonds and Insurance (1.5%)	1	JOB	608,210.37	\$9,123.16
	A&E Subtotal				\$57,779.99
Entitlements / Utilities					
	Advanced Planning & City Staff Project Management	608,210	JOB	0.025	\$15,205.26
	City Permit and Plan Check	608,210	JOB	0.020	\$12,164.21
	City Field Inspections and Approvals	608,210	JOB	0.035	\$21,287.36
	Entitlement Subtotal				\$48,656.83
	TOTAL SOFT COSTS				\$106,436.82
	TOTAL BUDGET				\$511,910.40

\* Can Included with "In track" construction

**VILLAGE I - PARK SITE COST BUDGETS**

STATEMENT OF PROBABLE COST NEIGHBORHOOD PARK GREATER THAN 2 ACRES

LDI.15114

5/9/2016



		6.00	ACRES	Exhibit 3	
#	ITEM	QTY.	UNIT	UNIT PRICE	COST
A	<b>01000-PERMITS AND FEES</b>				
	Plan Check and Permit	1	JOB	NIC	
B	<b>01510-TEMPORARY STRUCTURES</b>				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$4,000.00	\$4,000.00
C	<b>02000-SERVICES</b>				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$1,500.00	\$1,500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D	<b>02210-EARTHWORK</b>				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	6.00	AC	\$12,000.00	\$72,000.00
E	<b>02310-FINISH GRADING</b>				
	FINISH GRADING	209,088	SF	\$0.15	\$31,363.20
F	<b>02340-EROSION CONTROL</b>				
	SITE EROSION CONTROL	209,088	JOB	\$0.06	\$11,499.84
G	<b>02715-SITE DRAINAGE</b>				
	DRAIN LINE AND DRAINS	6.00	AC	\$10,000.00	\$60,000.00
H	<b>02600-SITE PAVING</b>				
	PARKING LOT	0	SF	\$3.25	\$0.00
I	<b>02800-PLAY FURNISHINGS</b>				
	CHILDREN'S AREA PLAY APPARATUS	1	EA	\$115,000.00	\$115,000.00
	CHILDREN'S AREA SURFACING	5,500	SF	\$25.00	\$137,500.00
J	<b>02810-IRRIGATION</b>				
	SYSTEM	169,884	SF	\$1.45	\$246,331.80
K	<b>02825-SITE FURNISHINGS</b>				
	TABLES PICNIC	8	EA	\$1,300.00	\$10,400.00
	PEDESTAL MOUNT BBQ	2	EA	\$450.00	\$900.00
	BENCH	12	EA	\$500.00	\$6,000.00
	BIKE RACK	1	EA	\$400.00	\$400.00
	TRASH RECEPTACLES	9	EA	\$600.00	\$5,400.00
	DRINKING FOUNTAIN	2	EA	\$6,000.00	\$12,000.00
	COMMUNITY GARDEN	1	EA	\$65,000.00	\$65,000.00
	BOCCE COURT	1	EA	\$48,000.00	\$48,000.00
	BASKETBALL COURT	1	EA	\$80,000.00	\$80,000.00
L	<b>02900-PLANTING</b>				
	TURF (HYDROSEEDDED)	93,436	SF	\$0.35	\$32,702.67
	TURF (SODDED)	0	SF	\$0.35	\$0.00
	SHRUB AND GROUNDCOVER	33,977	SF	\$1.55	\$52,664.04
	TREES - 15 GAL	190	EA	\$120.00	\$22,800.00
	TOP DRESSING 3"	60,113	SF	\$0.29	\$17,432.71
	<b>02920-SOIL PREPARATION</b>				
	SOIL PREPARATION TURF AREAS	93,436	SF	\$0.14	\$12,613.89
	SOIL PREPARATION SHRUB AREAS	33,977	SF	\$0.14	\$4,586.87
	<b>02970-LANDSCAPE MAINTENANCE</b>				
	90 DAY MAINTENANCE	6.00	AC	\$2,100.00	\$12,600.00
	<b>03100-CONCRETE</b>				
	D.G. TRAILS	9,148	SF	\$3.00	\$27,442.80
	CONCRETE WALKS	15,682	SF	\$7.50	\$117,612.00
	PLAY AREA CONTAINMENT CURB	120	LF	\$22.00	\$2,640.00
	<b>01310-PRE-ENGINEERED STRUCTURES</b>				
	RESTROOM	1	JOB	\$100,000.00	\$100,000.00
	30X40 SHADE STRUCTURE	1	JOB	\$45,000.00	\$45,000.00
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
	<b>01610-LIGHTING</b>				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	8	JOB	\$3,000.00	\$24,000.00
	SUBTOTAL				\$1,403,889.82
	CONTINGENCY 10%				\$140,388.98
	<b>TOTAL BUDGET</b>				<b>\$1,544,278.80</b>
			<b>COST PER ACRE</b>		<b>\$257,379.80</b>
			<b>COST PER S.F.</b>		<b>\$5.91</b>
	<b>SOFT COSTS</b>				
	<b>A&amp;E Design Fees -Soft Costs</b>				
	A and E Design Fees (7.0%)	1	JOB	1,544,278.80	\$108,099.52
	Contractor Bonds and Insurance (1.5%)	1	JOB	1,544,278.80	\$23,164.18
	<b>A&amp;E Subtotal</b>				<b>\$131,263.70</b>
	<b>Entitlements / Utilities</b>				
	Advanced Planning & City Staff Project Management	1,544,279	JOB	0.025	\$38,606.97
	City Permit and Plan Check	1,544,279	JOB	0.020	\$30,885.58
	City Field Inspections and Approvals	1,544,279	JOB	0.035	\$54,049.76
	<b>Entitlement Subtotal</b>				<b>\$123,542.30</b>
	TOTAL SOFT COSTS				\$254,806.00
	<b>TOTAL BUDGET</b>				<b>\$1,799,084.80</b>

\* Can Included with "In track" construction

**VILLAGE I - PARK SITE COST BUDGETS**

STATEMENT OF PROBABLE COST NEIGHBORHOOD PARK GREATER THAN 2 ACRES

LDI.15114

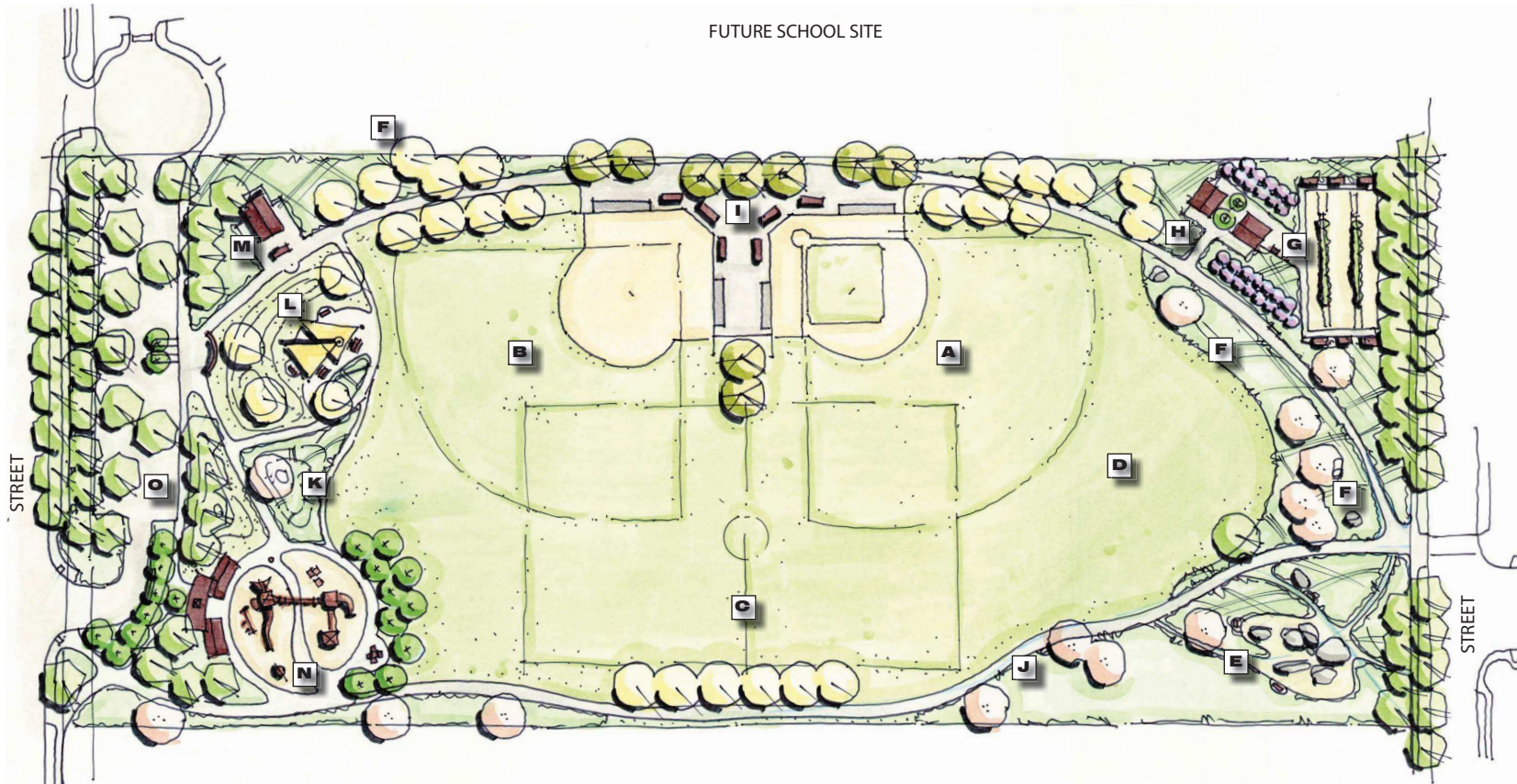
5/9/2016



		8.00	ACRES	<b>Exhibit 4</b>	
#	ITEM	QTY.	UNIT	UNIT PRICE	COST
A	<b>01000-PERMITS AND FEES</b>				
	Plan Check and Permit	1	JOB	NIC	
B	<b>01510-TEMPORARY STRUCTURES</b>				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$4,000.00	\$4,000.00
C	<b>02000-SERVICES</b>				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$1,500.00	\$1,500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D	<b>02210-EARTHWORK</b>				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	8.00	AC	\$12,000.00	\$96,000.00
E	<b>02310-FINISH GRADING</b>				
	FINISH GRADING	348,480	SF	\$0.15	\$52,272.00
F	<b>02340-EROSION CONTROL</b>				
	SITE EROSION CONTROL	348,480	JOB	\$0.06	\$19,166.40
G	<b>02715-SITE DRAINAGE</b>				
	DRAIN LINE AND DRAINS	8.00	AC	\$10,000.00	\$80,000.00
H	<b>02600-SITE PAVING</b>				
	PARKING LOT	31,363	SF	\$3.25	\$101,930.40
I	<b>02800-PLAY FURNISHINGS</b>				
	CHILDREN'S AREA TOT LOT	1	EA	\$88,000.00	\$88,000.00
	CHILDREN'S AREA SURFACING	5,500	SF	\$25.00	\$137,500.00
J	<b>02810-IRRIGATION</b>				
	SYSTEM	226,512	SF	\$1.45	\$328,442.40
K	<b>02825-SITE FURNISHINGS</b>				
	TABLES PICNIC	12	EA	\$1,300.00	\$15,600.00
	PEDESTAL MOUNT BBQ	5	EA	\$450.00	\$2,250.00
	BENCH	9	EA	\$500.00	\$4,500.00
	BIKE RACK	1	EA	\$400.00	\$400.00
	TRASH RECEPTACLES	9	EA	\$600.00	\$5,400.00
	DRINKING FOUNTAIN	2	EA	\$6,000.00	\$12,000.00
	BALL DIAMOND	2	EA	\$88,000.00	\$176,000.00
	SOCCER FIELD	1	EA	\$35,000.00	\$35,000.00
	BASKETBALL COURT	0	EA	\$65,000.00	\$0.00
L	<b>02900-PLANTING</b>				
	TURF (HYDROSEEDDED)	67,954	SF	\$0.35	\$23,783.76
	TURF (SODDED)	87,120	SF	\$0.35	\$30,492.00
	SHRUB AND GROUND COVER	56,628	SF	\$1.55	\$87,773.40
	TREES - 15 GAL	190	EA	\$120.00	\$22,800.00
	TOP DRESSING 3"	56,628	CYD	\$0.29	\$16,422.12
M	<b>02920-SOIL PREPARATION</b>				
	SOIL PREPARATION TURF AREAS	67,954	SF	\$0.14	\$9,173.74
	SOIL PREPARATION SHRUB AREAS	56,628	SF	\$0.14	\$7,644.78
N	<b>02970-LANDSCAPE MAINTENANCE</b>				
	90 DAY MAINTENANCE	8.00	AC	\$2,100.00	\$16,800.00
O	<b>03100-CONCRETE</b>				
	CONCRETE WALKS	34,848	SF	\$7.50	\$261,360.00
	PLAY AREA CONTAINMENT CURB	180	LF	\$22.00	\$3,960.00
P	<b>01310-PRE-ENGINEERED STRUCTURES</b>				
	RESTROOM	1	JOB	\$100,000.00	\$100,000.00
	30X40 SHADE STRUCTURE	2	JOB	\$45,000.00	\$90,000.00
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
Q	<b>01610-LIGHTING</b>				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	8	JOB	\$3,000.00	\$24,000.00
	SUBTOTAL				\$1,878,671.00
	CONTINGENCY 10%				\$187,867.10
	<b>TOTAL BUDGET</b>				<b>\$2,066,538.10</b>
		COST PER ACRE			\$258,317.26
		COST PER S.F.			\$5.93
	<b>SOFT COSTS</b>				
	<b>A&amp;E Design Fees -Soft Costs</b>				
	A and E Design Fees (7.0%)	1	JOB	2,066,538.10	\$144,657.67
	Contractor Bonds and Insurance (1.5%)	1	JOB	2,066,538.10	\$30,998.07
	<b>A&amp;E Subtotal</b>				<b>\$175,655.74</b>
	<b>Entitlements / Utilities</b>				
	Advanced Planning & City Staff Project Management	2,066,538	JOB	0.025	\$51,663.45
	City Permit and Plan Check	2,066,538	JOB	0.020	\$41,330.76
	City Field Inspections and Approvals	2,066,538	JOB	0.035	\$72,328.83
	<b>Entitlement Subtotal</b>				<b>\$165,323.05</b>
	<b>TOTAL SOFT COSTS</b>				<b>\$340,978.79</b>
	<b>TOTAL BUDGET</b>				<b>\$2,407,516.88</b>
	* Can Included with "In track" construction				

# VILLAGE 1

## PARKS



FUTURE SCHOOL SITE

### LEGEND

- A YOUTH BASEBALL
- B YOUTH SOFTBALL
- C SOCCER FIELD
- D OPEN TURF AREA
- E ROCK OUTCROPPING AREA WITH DG PATHWAYS
- F DROUGHT TOLERANT PLANTING
- G BOCCIE/HORSESHOE
- H PICNIC AREA WITH SHADE STRUCTURE
- I PLAZA
- J CLASS I TRAIL
- K MOUNDED TURF AREA
- L PICNIC AREA WITH SHADE SAILS
- M RESTROOM
- N PLAYGROUND
- O PARKING LOT

**NEIGHBORHOOD  
PARK  
GREATER THAN 2 ACRES**

**SCHEMATIC SITE PLAN**

LAKE DEVELOPMENT-LINCOLN, LLC

DATE: 7.20.16

LDI.15114

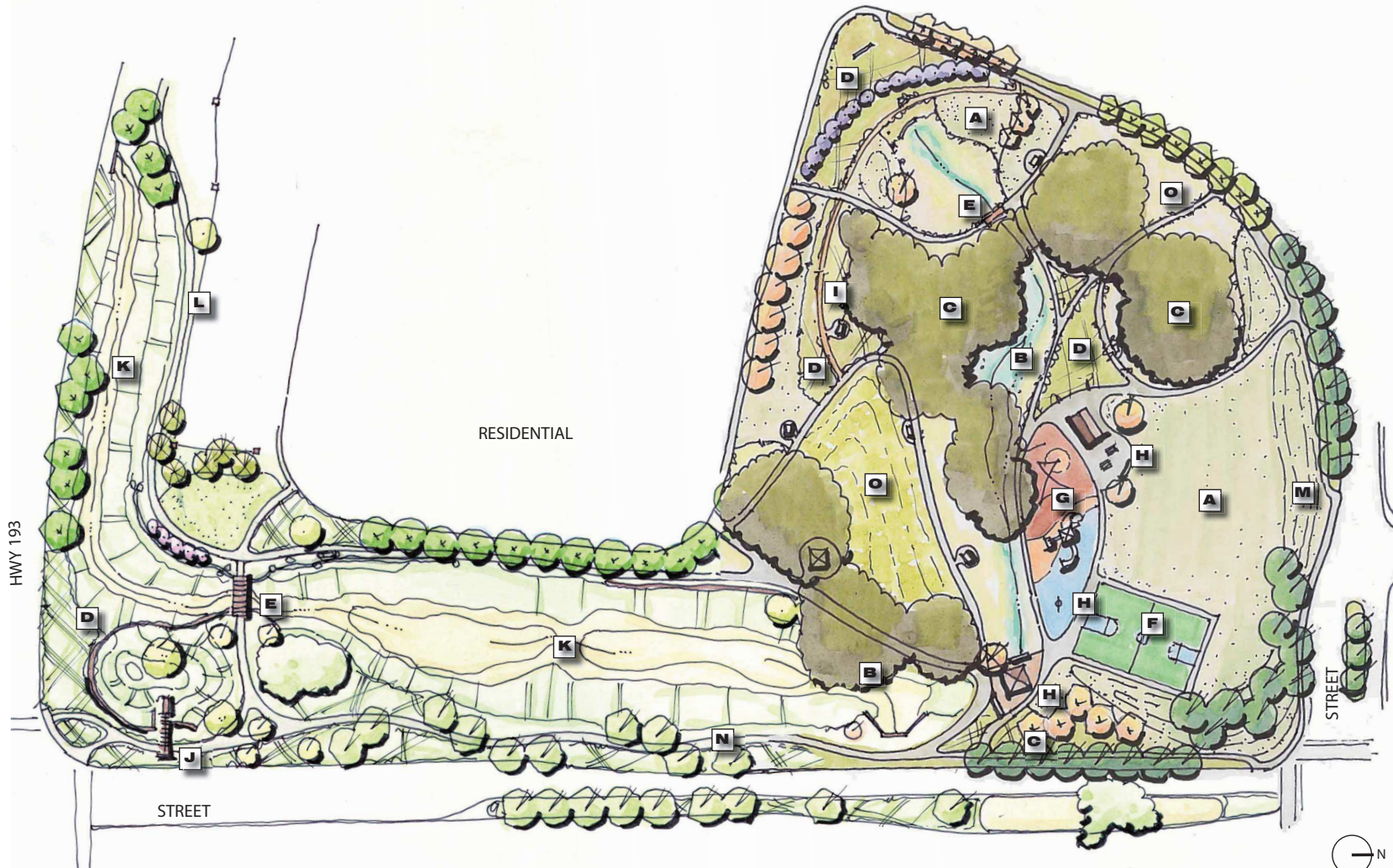


**SD 1**



# VILLAGE 1

## PARKS



### LEGEND

- A OPEN TURF AREA
- B EXISTING NATURAL DRAINAGE CORRIDOR
- C EXISTING OAK TREES TO REMAIN
- D DROUGHT TOLERANT PLANTING
- E PEDESTRIAN BRIDGE
- F FULL-COURT BASKETBALL
- G PLAYGROUND
- H PICNIC AREA WITH SHADE STRUCTURE
- I D.G. PATHS AND PICNIC TABLES
- J PROJECT ENTRY
- K DRAINAGE SWALE
- L PERIMETER FENCING
- M MOUNDED TURF
- N CLASS 1 TRAIL
- O UNDISTURBED, NATIVE CONDITION TO REMAIN

**NEIGHBORHOOD  
PARK  
GREATER THAN 2 ACRES**

**SCHEMATIC SITE PLAN**

LAKE DEVELOPMENT-LINCOLN, LLC

DATE: 7.20.16

LDL15114

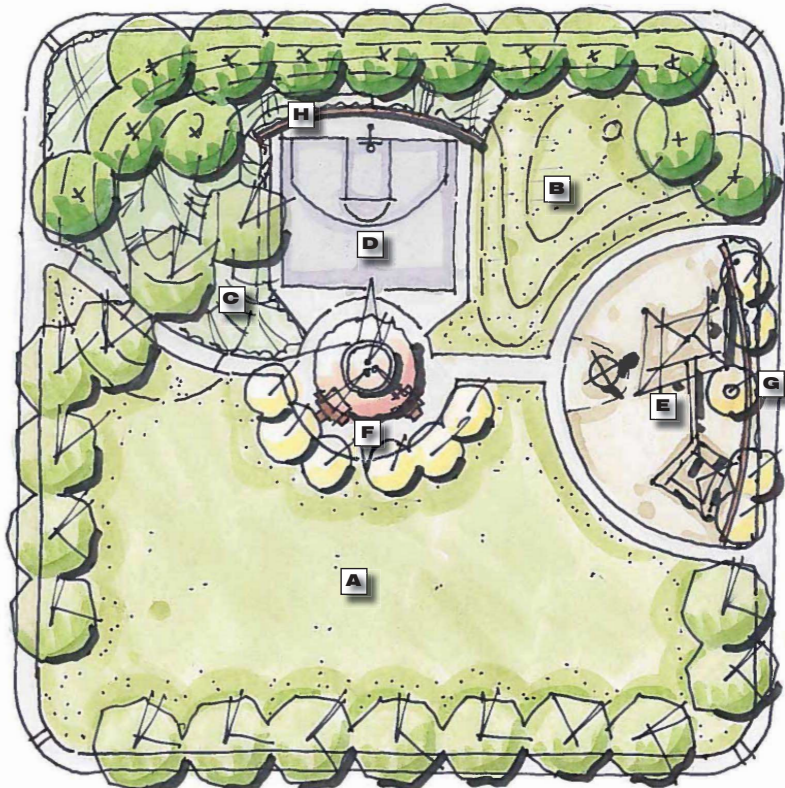


**SD2**



# VILLAGE 1

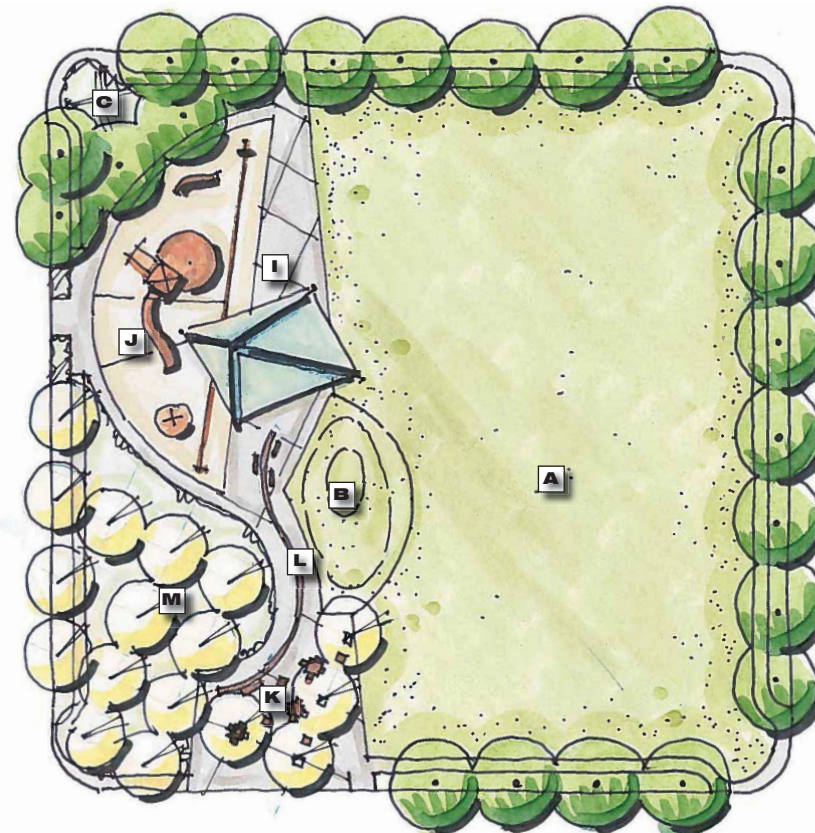
## PARKS



**NEIGHBORHOOD PARK - OPTION A**



**NEIGHBORHOOD PARK - LESS THAN 1 ACRE**



**NEIGHBORHOOD PARK - OPTION B**

### LEGEND

- A OPEN TURF AREA
- B MOUNDED TURF AREA
- C DROUGHT TOLERANT PLANTING
- D HALF-COURT BASKETBALL
- E PLAYGROUND
- F PICNIC AREA AND BBQ
- G LOW BUFFER WALL
- H RETAINING WALL 36" MAX.
- I SHADE SAIL AND BBQ'S
- J TOT LOT
- K PICNIC AREA AND GAME TABLES
- L SEAT WALL
- M TREE GROVE
- N SMALL GARDEN FEATURE
- O PLAZA SPACE
- P SMALL GAZEBO

### NEIGHBORHOOD PARKS

1 TO 2 ACRES IN SIZE

### SCHEMATIC SITE PLAN

LAKE DEVELOPMENT-LINCOLN, LLC

DATE: 7.20.16

LDL15114



**SD3**

**APPENDIX 28**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**Concurrence of Village 1 Backbone**

**Infrastructure Definition**

The Village 1 Owners agreed, after deliberation, meetings and coordination with City of Lincoln Staff, on what would encompass the Village 1 Finance Plan. This included coming to a consensus on the definition of Backbone Infrastructure. Enclosed is a copy of the agreement reached by the Village 1 Owners, along with a copy of the correspondence received in concurrence with the agreement.

There have been minor edits and changes to The Concurrence of Village 1 Backbone Infrastructure Definition Agreement that was accepted back in February 15<sup>th</sup>, 2016. Slight modifications were a result of coordination and meetings held between the Village 1 Owners and City of Lincoln Staff. But in general, the principal agreement remains intact and unchanged.



2-15-2016

## Lincoln Village 1 Specific Plan

### **Concurrence of Village 1 Backbone Infrastructure Definition:**

The Village 1 Owners Group desires to provide a consistent voice to the City of Lincoln regarding the infrastructure that should be included in the Lincoln Village 1 Infrastructure and Financing Plan. Additionally, some of the items in the backbone infrastructure would be Public Facilities Elements, and will be reimbursed by the impact fees or other method. These items are also identified in the Infrastructure Analysis for reference.

### **Backbone Infrastructure to Include**

The Infrastructure and Financing Plan for Village 1 should include the costs associated with the backbone improvements, as delineated below in each of the following areas:

- Water – Exhibit 1
- Raw Water – Exhibit 2
- Drainage – Exhibit 3
- Wastewater – Exhibit 4
- Circulation (With Walls and Landscaping, as applicable.) – Exhibit 5
- Village Trails (Off-street) – Exhibit 6
- Local Parks
- Regional Park
- Land Acquisition

#### **WATER:**

The backbone **Water** portion of the infrastructure plan includes most of the backbone water system shown in the specific plan, including the new City Transmission Mains, as shown in Exhibit 1. The water system is sized according to the Village 1 Potable Water Distribution Modeling Report prepared by Frayji Design Group for the City of Lincoln in July 2011 and the

most recent information obtained from the Citywide Lincoln Water Supply analysis by Tully & Young from December 2015.

We are also under the understanding that the City is still looking to provide us the final water line size needed and to determine if the interim water line we have included is needed or it could be eliminated. We would like to get these answers prior the finalization of the infrastructure agreement. The costs shown include valves and fire hydrants for the backbone network. **Water system lines within individual subdivisions were excluded.** Additionally, the cost of a temporary water line from the water tanks to the new water transmission main has been included to allow for additional interim capacity for Village 1 until the water transmission main is extended by the development entirely to the water tanks.

#### **RAW WATER:**

The backbone **Raw Water** System includes the grading and lining of a large raw water lake along Oak Tree Lane on the Walkup Ranch parcel in the Village 1 Phase 1 Area, intake and pumping structure and the primary large (6"+) "purple pipe" network along the major roads. A booster pump is also identified for the higher elevations at the southeastern portion of the plan. The Raw Water Plan is shown in Exhibit 2. The Raw Water System offsets the need to utilize potable water for major Village 1 landscaping where reasonably accessible, such as landscape corridors and parks, and also potentially to add fill water to the lake on North Ingram Slough when incorporated into the Regional Park. **Irrigation lines beyond the main distribution (6" min.) network are excluded.**

#### **DRAINAGE:**

The backbone **Drainage** System considers primarily the drainage network needed to facilitate drainage of the major roads. The backbone drainage network for Lincoln Village 1 is identified in Exhibit 3. The drainage section also includes the needed grading within Auburn Ravine, the rerouting of the Nevada Irrigation District Canal, and the bank and channel stabilization of North Ingram Slough. **Individual Subdivision drainage is excluded.**

#### **WASTEWATER:**

The backbone **Wastewater** System analysis includes all of the backbone sewer delineated in the Village 1 Specific Plan, as shown in Exhibit 4. The costs include connections across McBean Park Drive / Highway 193 and under Auburn Ravine to facilitate a primary gravity sewer network. The wastewater system is sized according to the Village 1 Sewer Collection Modeling Report prepared by Frayji Design Group for the City of Lincoln in July 2011. The Infrastructure

cost estimate has been updated with the feedback we got from the City regarding the elimination of the gravity sewer serving village 2 and being replaced with future force main stubs and the sewer line in Ferrari Ranch Road serving village 2 has been reduced in size and redesigned to minimize the depth. **Wastewater pipes within individual subdivisions were excluded**, except where a backbone sewer is specifically shown to traverse a parcel/ open space. The City selected a hybrid 30-inch Ferrari Ranch Road Option with 24-inch and twin 14-inch force mains to provide surplus capacity for Villages 2 and 3, and these costs will be reflected in the Infrastructure-analysis.

#### **CIRCULATION:**

The **Circulation** portion of the infrastructure plan includes all of the major delineated Roadways within Village 1. For the Specific Plan roadways, the entire cost of the cross section is included. Where existing roads are present, only the additional pavement costs were considered and included, except on Oak Tree Lane where the grades are expected to change also. Water crossings and joint trench costs, including undergrounding existing overhead lines on Highway 193, are also accounted for in this element. ***Only Collector and Arterial Roads from the specific plan with no lot fronting are considered in this estimate, subdivision in-tract roadways are not included.*** The Circulation Plan roads are provided as Exhibit 5.

The walls and landscaping element has been removed except as shown on exhibit 6. The cost of the walls (if required), median landscaping, hardscape, and lighting along the Village 1 developable frontages will be funded by the fronting development. Where non-participating or “Orphan” Properties front a Village 1 road, landscaping costs were included.  
(additional cross sections to illustrate the included improvements have been included in the cost estimate and exhibits)

#### **VILLAGE TRAILS:**

The **Village Trails** (Off-Street) element included the costs associated for some of those trails shown in the pedestrian circulation map of the Specific Plan not to be present on streets. Those trails along Village Roads have already been accounted for in the Circulation element. Exhibit 6 delineates the Specific Plan Trail system. Paseo, Ravine and Open Space Trails have been assumed to be asphalt.

**REGIONAL PARK:**

The Regional **Park** element of the analysis includes costs for the Acquisition of land designated as becoming the new regional park from the County of Placer to satisfy the City-wide Park requirement for Village 1. This element may be enacted through direct payments, providing an offset credit against entitlement of the conjoined Village Mixed Use Parcel, or a combination of the two. **The costs of *improvements* to this park, as well as acquisition and improvements of other parks within the Specific Plan Area, are not included in the infrastructure summary and are part of the Impact fees as discussed with the City.**

**RIGHT-OF-WAY LAND ACQUISITION:**

The **Land Acquisition** element of the analysis includes potential costs for land acquisition to fulfill the infrastructure for the Village 1 Specific Plan. The Infrastructure Plan anticipates construction of infrastructure across lands currently owned by non-participating, non-developing landowner along Auburn Ravine Bridge North of La Bella Rosa. The Infrastructure Plan will include funds to cover those land acquisition costs, as well as associated environmental mitigation costs, such as wetlands for roadway widening for the orphan properties.. If these non-participants develop, those costs could be assessed against the landowner at that time. Infrastructure phasing exhibits will be provided with the development phasing.

**NEIGHBORHOOD PARKS:**

At the direction of the City, the neighborhood parks will be addressed with the Impact Fees and individual DA's.

**Conclusions**

This updated infrastructure costs and attached exhibits provide a clear consensus on which infrastructure should be included in the Village 1 Infrastructure Plan and be the basis for the financing plan being prepared by EPS.

**APPENDIX 29**

**Lincoln Village 1 Specific Plan**

**Infrastructure Finance Plan**

**City Administration Fee Calculation**

**Appendix 29**  
**Village 1**  
**Infrastructure Finance Plan**  
**1.5% City Administration Fee**

Project No. 20001  
Prepared By: F. Sousa  
Checked By: T. Frayji  
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage					Village 1 Cost Share Percentage [4]	V1FP City Administration Fee [5] [6] [7]	
			VCE	VLDR	VMDR	VHDR	VMU			Total
021-231-026	Anderson	5		4.2				4.2	0.46%	\$5,511
021-231-055	Snyder	2.4		2.2				2.2	0.24%	\$2,887
021-231-056	Ramsdell	2.4		2.2				2.2	0.24%	\$2,887
021-231-058	Simmons & McDonald	0.6		0.5				0.5	0.05%	\$656
021-231-057	Darville	3.3		3.1				3.1	0.34%	\$4,068
021-231-023	Golden	1.1		0.9				0.9	0.10%	\$1,181
021-231-022	Montgomery	5.1		4.5				4.5	0.49%	\$5,905
021-231-059,60	Ryan	56		23.5				23.5	2.57%	\$30,836
021-231-019	City of Lincoln	6.3						0.0		
021-250-004	Turkey Ranch Golf Course	80.8	28.4					28.4		
021-250-005	Turkey Ranch Golf Course	40.1	23.5					23.5		
021-272-009	Turkey Ranch Golf Course	200.8						0.0		
	Golf Course Subtotal	321.7	51.9					51.9		
021-272-016	McEwen	2.7		2.5				2.5	0.27%	\$3,280
021-231-045	Leavell Ranch Partnership	6.4		6.4				6.4	0.70%	\$8,398
021-231-046	Blansett	1		1				1.0	0.11%	\$1,312
021-231-047	Williams	0.5		0.5				0.5	0.05%	\$656
021-231-048	Burns	0.5		0.5				0.5	0.05%	\$656
021-231-049	Burns	0.5		0.5				0.5	0.05%	\$656
021-231-050	Burns	0.5		0.5				0.5	0.05%	\$656
021-231-054	Thomas	2.1		1.1				1.1	0.12%	\$1,443
021-231-053	Haddox	0.9		0.9				0.9	0.10%	\$1,181
021-231-051	Maan	3.9		3.9				3.9	0.43%	\$5,117
021-231-052	Tello	0.9		0.9				0.9	0.10%	\$1,181
021-231-061	Ryan	1.1		1.1				1.1	0.12%	\$1,443
021-231-021	Squier	19.9		17.6				17.6	1.92%	\$23,094
021-272-010	Bella Rosa LLC	56.3		29.2				29.2	3.19%	\$38,315
021-272-014	Leavell Ranch Partnership	69.4		28.3				28.3	3.09%	\$37,134
	Leavell Ranch Partnership Subtotal	75.8		34.7				34.7	3.79%	\$45,532
021-272-013	Tofft	0.7		0.7				0.7		\$0
021-272-012	Leavell	22.5		22				22.0	2.40%	\$28,868
021-272-017	Duff	145		65.4	38.2			103.6	11.32%	\$135,940
021-272-023	East Lincoln Associates	141.1	94.5					94.5	10.32%	\$123,999
021-272-022	Sunset Tratesso LLC	106.6	7.5	67.5				75.0	8.19%	\$98,412
	Elliot Homes Subtotal	247.7	102	67.5				169.5	18.51%	\$222,411

**Appendix 29**  
**Village 1**  
**Infrastructure Finance Plan**  
**1.5% City Administration Fee**

Project No. 20001  
 Prepared By: F. Sousa  
 Checked By: T. Frayji  
 Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage						Village 1 Cost Share Percentage [4]	V1FP City Administration Fee [5] [6] [7]
			VCE	VLDR	VMDR	VHDR	VMU	Total		
031-460-060 [2]	Kollenberg [2]	9.86	9.1					9.1	0.99%	\$11,941
021-274-033	Highmark Land LLC	18.2					10.9	10.9	1.19%	\$14,303
021-274-034	Ride to Walk	20.1					9.1	9.1	0.99%	\$11,941
021-274-035	Vanwagenen	16.2				3.6	8.8	12.4	1.35%	\$16,271
021-274-036	Leavell	18.5				13.6		13.6	1.49%	\$17,845
021-274-037	Leavell	19.3			8.3	2.3		10.6	1.16%	\$13,909
021-274-042	Leavell	325.9	76.8	129.2	38.4			244.4	26.70%	\$320,692
021-274-038	Sturzen	11.4	9.5					9.5	1.04%	\$12,466
021-274-039	Sturzen	0.6	0.2					0.2	0.02%	\$262
021-274-032	Highmark Land LLC	0.7						0.0		
021-274-031	Placer County	46.1					10.2	10.2	1.11%	\$13,384
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3		15.4	1.68%	\$20,207
021-274-040	Stardust 80	76.2	14.6	40.2				54.8	5.99%	\$71,906
021-274-041	Sacto Teen Challenge	21	13.9					13.9	1.52%	\$18,239
021-274-028	Silverado Hidden Hills LLC	11.1		6.4				6.4	0.70%	\$8,398
021-274-029	Silverado Hidden Hills LLC	9.9		8.7				8.7	0.95%	\$11,416
021-274-027,24	Silverado Hidden Hills LLC	35		22.6				22.6	2.47%	\$29,655
021-274-026	Deloach	9		5.7				5.7	0.62%	\$7,479
021-274-025	Silverado Hidden Hills LLC	20		18.8				18.8	2.05%	\$24,669
	<b>Hidden Hill Subtotal</b>	<b>76</b>		<b>56.5</b>				<b>56.5</b>	<b>6.17%</b>	<b>\$74,137</b>
031-420-004	Ewing	5	2.9					2.9	0.32%	\$3,805
031-420-023	Ewing	7.5	5.2					5.2	0.57%	\$6,823
031-420-024	Ewing	7.5	6.9					6.9		
031-101-001	Allen	91.3	42.8					42.8		
032-010-013	Allen	0.3	0.3					0.3		
032-010-015	Jmag Enterprises LLC	3.5	3.5					3.5		
032-010-017	O'Brien	3.4	3.4					3.4		
032-010-014	Bennett	3	3					3.0		
	<b>TOTALS</b>	<b>1366.5</b>	<b>234.2</b>	<b>522.5</b>	<b>91.0</b>	<b>28.8</b>	<b>39.0</b>	<b>915.5</b>	<b>100%</b>	<b>\$ 1,201,283</b>

[1] Excludes Parcels north of Turkey Creek Golf Course, Toft and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and O'Brien).

[2] Includes APN: 021-450-029, 0.26 +/- acres.

[3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.

[4] Percent share is subject to change. Based on properties within Village 1 that are identified as participating. Should properties, currently not identified as participating develop, the percent share shall be updated accordingly.

[5] Village 1 Finance Plan City Administration Fee is equal to: \$1,201,283 and is based on 1.5% of the subtotal cost of: \$80,085,500

[6] Subtotal cost as basis for Fee includes actual Construction Cost Estimate and excludes Neighborhood Park Land Acquisition and Neighborhood Park Construction.

[7] Fee shall be payable based upon Percentage of parcel developable acreage included in the respective Phase Final Map, up to the cumulative total shown for final build-out of parcel.



## PLANNING COMMISSION REPORT

**SUBJECT:** Information Item – Template Development Agreement for Properties within the Village 1 Specific Plan Area

**SUBMITTED BY:** Matthew J. Wheeler, Community Development Director

**DEPARTMENT:** Community Development

**DATE:** August 17, 2016

### **INFORMATION ITEM:**

Property owners/developers wishing to develop properties within the Village 1 Specific Plan Area must adhere to the adopted Village 1 Specific Plan, General Development Plan, Environmental Impact Report, and associated documents. One of the requirements for entitlement/development projects within the Village 1 Specific Plan Area (V1SPA) is to enter into a Development Agreement with the City (a requirement of the specific plan).

The attached Template Development Agreement is intended to provide a uniform framework for property owners/developers and the City to incorporate the V1SPA requirements, terms, and format for individual development agreements. Individual development agreements will incorporate the Village 1 Infrastructure Finance Plan obligations by reference, and all properties developing within the V1SPA will be required to participate in the Village 1 Infrastructure Finance Plan.

This Template Development Agreement will be brought to the Lincoln City Council for review, discussion, and approval as to FORM for use in future individual development agreement negotiations with V1SPA developers.

### **BACKGROUND:**

The Village 1 Specific Plan Area is approximately 1,832 acres in size and is located east of the current City limits along Highway 193, within the City's Sphere of Influence. The village boundaries were established by the City's adopted 2050 General Plan. It is generally bounded by Virginiatown Road to the north, existing City Limits to the west, existing City Limits (along the Twelve Bridges Specific Plan Area) to the south, and traverses between private property boundaries near Sierra College Blvd and Stardust Lane to the east. Auburn Ravine crosses through Village 1 along the northern portion of the plan area. The Village 1 Specific Plan, Environmental Impact Report, and General Development Plan were adopted by the Lincoln City Council in December 2012. Approximately 1,712 acres of the V1SPA was recently approved for annexation into the City Limits by the Placer County Local Agency Formation Commission (LAFCO), and annexation is expected to be complete (effective) by August 15th, 2016.

The existing V1SPA consists of 59 parcels of varying size with numerous property owners and varying uses. The Specific Plan identifies an integrated, multi-faceted community area with a central core that gradually transitions to lower density development toward the edges of the plan area and rural (county) interface. The Village 1 Specific Plan, General Development Plan, and associated infrastructure master plan documents detail the location and sizing of all backbone infrastructure necessary to support development of the plan, consistent with the City's adopted General Plan. The Village 1 Specific Plan and General Development Plan documents also





identify the development character, amenities, street sections, and trails which will be developed as part of the infrastructure obligations of the V1SPA.

The Village 1 Stakeholders Group consists of the active property owners/developers within the V1SPA who have been involved in preparation (and funding) of the Specific Plan, General Development Plan, Environmental Impact Report (EIR), Annexation efforts, and associated documents/efforts necessary to implement development of the plan. The Village 1 Stakeholders Group has been working with City staff and consultants to prepare the Infrastructure Finance Plan for adoption and implementation by the City of Lincoln.

The Village 1 Specific Plan and General Development Plan were crafted using the “village concept” as described in Section 4.4 of the City’s General Plan. The village concept is intended to ensure that new developments meet the quality and mix of land uses desired by the City. As such, large land area planning over the Village 1 properties requires multiple land owners to work together to formulate land planning concepts and character for implementation of the specific plan development, similar to a master-developer. Construction and delivery of major backbone infrastructure and plan amenities must also be performed by a multitude of property owners/developers in a manner similar to a master developer.

Each developer within the Village 1 Specific Plan Area (V1SPA) must enter into a Development Agreement with the City (a requirement of the Specific Plan document) as part of entitlement applications for projects. The purpose of the Village 1 Infrastructure Finance Plan is to detail the means and methods proposed by the Village 1 plan area property owners to work together for delivery of the necessary backbone infrastructure and amenities required of the Specific Plan. The Village 1 Infrastructure Finance Plan details the requirements, timing, and mechanisms for developers within the V1SPA to share the costs and construction of the backbone infrastructure necessary to implement the Village 1 development projects. In addition, the Infrastructure Finance Plan provides support, reinforcement and regulation to the Village 1 Specific Plan and General Development Plan. The Village 1 Infrastructure Finance Plan will be a major component of the individual Development Agreements between the City and developers, which must be negotiated and approved as part of entitlement application processing.

#### **CONCLUSION:**

This item is for information and discussion only. No action will be taken.

#### **ATTACHMENTS:**

1. Template Development Agreement for Properties within Village 1 Specific Plan Area

**DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
THE CITY OF LINCOLN  
AND**

**RELATIVE TO THE DEVELOPMENT KNOWN AS  
THE \_\_\_\_\_ PROPERTY**

This Development Agreement (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the CITY OF LINCOLN, a municipal corporation, hereinafter "City," and \_\_\_\_\_, a \_\_\_\_\_, hereinafter "Developer," pursuant to California Government Code section 65584 et seq.

Recitals

A. State Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risks of development, the Legislature of the State of California adopted Government Code sections 65864 et seq. ("Development Agreement Statute"), which authorizes City to enter into an agreement with any person having a legal or equitable interest in real property regarding the development of such property.

B. City Authorization. Pursuant to Government Code section 65865, City has adopted procedures and requirements for consideration of development agreements which are contained in Lincoln Municipal Code Chapter 18.80. This Development Agreement has been processed, considered and executed in accordance with such procedures and requirements.

C. Property Description. The subject of this Agreement is the development of those certain parcels of land consisting of approximately \_\_\_\_\_ acres located within the City of Lincoln's Sphere of Influence as depicted on Exhibit "A" and more particularly described in Exhibit "B" (hereinafter the "Property"), attached hereto and incorporated herein by reference.

D. Developer's Interest. Developer represents that it has a fee title interest in the Property, and that all other persons holding legal or equitable interests in the Property agree to and shall be bound by this Agreement. The Property is located within the City of Lincoln's limits.

E. Project Description. Developer intends to develop the Property with \_\_\_\_\_ residential uses; \_\_\_\_\_ parks, and open space uses, all in accordance with the General Development Plan, as defined below and depicted in Exhibit "C" attached hereto.

F. Project Background and Approvals.

1. Environmental Impact Report/MMP. On November 27th, 2012, the City Council in Resolution 2012-195 certified as adequate and complete the final EIR (the “EIR”) and adopted a Mitigation Monitoring Program (the “MMP”) for the Village 1 Specific Plan Project (the “Project”), which includes all entitlements listed in Recital F-2 below. The City Council finds that no further environmental documents relating to this Agreement are necessary in that the terms and conditions of the Project and this Agreement are consistent with and within the scope of the EIR, and that there are no substantial changes in the Project or in the circumstances under which the Project is to be undertaken and that the land use entitlements listed below in Recital F-2 do not involve any new impacts not considered in the EIR. Mitigation measures were identified in the EIR, and the MMP and are incorporated in the Project and in the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.
2. Approved Land Use Entitlements. For the Property, the City has approved the following land use entitlements in furtherance of the Project (the “Entitlements”):
  - (a) A General Plan Amendment for the Property to amend the Land Use Diagram in the City’s General Plan as approved by Resolution No. 2013-148, dated July 9th, 2013 (collectively the “General Plan”);
  - (b) A Specific Plan for the Village 1 area adopted by Resolution No. 2012-196 dated November 27th, 2012 (the “Specific Plan”);
  - (c) A General Development Plan for development of the Property adopted by Ordinance No. 873B, dated December 11th, 2012 (“General Development Plan”);
  - (d) A Large Lot Vesting Tentative Parcel Map for the Property adopted by Resolution No. 20\_\_-\_\_, dated \_\_\_\_, 20\_\_ (“Large Lot Map”);
  - (e) A Tentative Subdivision Map for the property adopted by Resolution No. 20\_\_-\_\_, dated \_\_\_\_, 20\_\_ (“Tentative Map”); and
  - (f) Ordinance No. \_\_\_\_, dated \_\_\_\_, 20\_\_, adopting this Agreement (“Adopting Ordinance”).

G. Consistency with General Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City Council has found and hereby declares this Agreement and the Entitlements to be consistent with the General Plan and Specific Plan.

H. Commitment to the Parties. By entering into this Agreement and relying thereupon, Developer is obtaining a vested right to develop the Project on the Property in accordance with the terms and conditions of this Agreement. City, at the request of Developer, intends to assist Developer in development of the Project and the public improvements, which are a part of the Project, in accordance with the terms of this Agreement. Development of the Project requires a major investment by Developer in public facilities, substantial front-end investment in on-site and off-site improvements, major dedications of land for public purposes and benefit, and substantial commitment of Developer's resources to achieve the public purposes and benefits of the Project for its future residents and for the City. The contributions to the Project to finance public facilities and dedications of land for public benefit are key elements of consideration for City's execution of this Agreement. In addition, this Agreement provides the City with the assurance of implementation of the General Plan and Specific Plan as the Developer proceeds with the development of the Property. City recognizes and has determined that the granting of vested development rights and assurances in a project of this magnitude will assist Developer in undertaking the development of the Project and thereby achieve the public purposes and benefits of the Project. Without said commitments on the part of City, Developer would not enter into this Agreement nor develop the Project.

I. Environmental Mitigation. The parties understand that the EIR was intended to be used in connection with this Agreement and each of the Entitlements listed above. Consistent with the California Environmental Quality Act ("CEQA"), City agrees to use the EIR in connection with the build out of the Project to the maximum extent allowed by law and not to impose on the Project any mitigation measures or other conditions of approval other than those specifically imposed by the Entitlements and the Project's Mitigation and Monitoring Program or required by law. As and when Developer elects to develop the Property, Developer shall be bound by, and shall perform, all mitigation measures contained in the EIR related to such development which are adopted by City and are identified in the EIR and/or MMP as being applicable to the Property. In addition, to the extent consistent with CEQA, the City agrees to use the EIR in connection with the build out of the Project to the maximum extent allowed by law. Specifically, and not to limit the generality of the foregoing, City agrees to consider application of statutory and categorical exemptions afforded by CEQA, including, but not limited to, CEQA Guidelines sections 15182 and 15183, as applicable.

J. Intent of this Agreement. City and Developer desire that the development of the Property pursuant to this Agreement will result in significant benefits to Developer by assurances to Developer that it will have the ability to develop the Property in accordance with the Entitlements.

K. Project Benefits. City and Developer desire that the development of the Project pursuant to this Agreement will result in significant benefits to City and Developer by providing Developer with the ability to develop the Property in accordance with this Agreement and providing assurances to City that the Property will be developed in accordance with the General Plan and Specific Plan. Consistent with this desire, City has determined that the Project presents certain public benefits and opportunities, which are advanced by City and Developer in entering into this Agreement. This Agreement will, among other things, (1) reduce uncertainties in planning and provide for the orderly development of the Project, (2) mitigate many significant environmental impacts, (3) provide long-term infrastructure solutions and public services, (4) strengthen the City's economic base, (5) result in the fair-share funding by Developer of critical new city-wide facilities and other infrastructure improvements required to serve the Project, and (6) provide for and generate substantial revenues for City and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted.

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth in this Agreement, the parties agree as follows:

## Agreement

### ARTICLE I

#### GENERAL PROVISIONS

1.1 Incorporation of Recitals. The preamble, the Recitals, and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full. Any reference to a section within this Agreement shall be inclusive of all subsections within that section. By way of example, a reference to Section 2.1 of this Agreement shall incorporate Section 2.1.1, Section 2.1.2, Section 2.1.3, and Section 2.1.4.

1.2 Binding Covenants. The provisions of this Agreement, including the Entitlements, shall constitute covenants which shall run with the Property and the benefits and burdens of this Agreement shall be binding upon and benefit the parties and their successors in interest.

1.3 Defined Terms.

“Administrative Modification” shall have the meaning set forth in Section 1.8(a) of this Agreement.

“Adopting Ordinance” shall have that meaning set forth in Recital F.2 (f) of this Agreement.

“Affiliated Party” shall have the meaning set forth in Section 1.10.3 of this Agreement.

“Agreement” shall mean this Development Agreement and any amendments hereto.

“Amendments” shall have the meaning set forth in Section 1.8 of this Agreement.

“Caltrans” shall mean the State of California Department of Transportation.

“CEQA” shall mean the California Environmental Quality Act and the CEQA Guidelines.

“CFD” shall have the meaning set forth in Section 3.9 of this Agreement.

“City” shall mean the City of Lincoln, California and shall include, unless otherwise provided, any of the City’s agencies, departments, officials, employees or consultants.

“City Water Connection Fee” shall have that meaning set forth in Section 3.4.5 of this Agreement.

“Cooperative Agreement” shall have that meaning set forth in Section \_\_\_ of this Agreement and attached hereto and incorporated herein as Exhibit K of this Agreement. (only relevant to Phase 1 lands, Walk Up, La Bella Rosa, Epick and Lee Leavell)

“Default Notice” shall have that meaning set forth in Section 6.1 of this Agreement.

“Developer” shall have that meaning set forth in the preamble and shall further include, unless otherwise provided, Developer’s successors, heirs, assigns, and transferees.

“Developer PFE Credits” shall have the meaning set forth in Section 4.1 of this Agreement.

“Development Impact Fees” or “DIF Fees” mean the monetary consideration, other than a tax or assessment, charged by the City or the County on the Project for the purpose of funding the Project’s fair and reasonable share of the cost of public facilities related to the Project in accordance with the Mitigation Fee Act and which fees are calculated on the basis of the number of residential units or square footage of non-residential development to be constructed in the Project or as otherwise set forth in this Agreement.

“Developing Properties” shall mean properties included in the Village 1 Finance Plan, as shown on Exhibit 12 of Volume 2 of the Lincoln Village 1 Public Facilities Financing Plan.

“Community Development Director” shall mean the Director of the City’s Department of Community Development or his or her designee.

“EDU’s” shall mean Equivalent Dwelling Units.

“Effective Date” shall have the meaning set forth in Section 1.5.1 of this Agreement.

“EIR” shall mean the environmental impact report prepared for the Project pursuant to CEQA.

“Entitlements” shall have the meaning set forth in Recital F.2 of this Agreement and shall also include, for all purposes of this Agreement, any Subsequent Entitlements from and after the date those Subsequent Entitlements are approved by the City.

“Fee Credits” shall have the meaning set forth in Section 3.11 and shall include, without limitation, the Developer PFE Credits set forth in Section 4.1.

“General Development Plan” shall have the meaning set forth in Recital F.2 (d) of this Agreement.

“General Plan” means the City’s 2050 General Plan (March 2008) adopted on March 25, 2008, by City Council Resolution No. 2008-048, together with all amendments thereto made prior to the Effective Date of this Agreement.

“Infrastructure Finance Plan” shall mean the Lincoln Village 1 Public Facilities Financing Plan, including Volumes 1 and 2, adopted by the City on \_\_\_\_\_, 2016, by Resolution No. \_\_\_\_\_, which is incorporated into this Agreement by this reference.

“Large Lot Map” shall mean the Large Lot Vesting Tentative Parcel Map for the Project as set forth in Recital F.2.(d).

“Lender” shall mean the beneficiary under a deed of trust or the mortgagee under a mortgage, or any other person or entity who has advanced funds to, or is otherwise owed money by a debtor, where the obligation is embodied in a promissory note or other evidence of indebtedness, and where such promissory note or other evidence of indebtedness is secured

by a mortgage or deed of trust encumbering the Property or a portion thereof.

“Mitigation Fee Act” means California Government Code Sections 66000 to 66025 (AB 1600).

“MMP” shall mean the Mitigation Monitoring Program adopted in conjunction with the EIR for the Project.

“Non-Assuming Transferee” shall have the meaning set forth in Section 1.10.2 of this Agreement.

“Non-Potable Water” shall mean raw water or reclaimed water.

“Open Space Preservation Areas” shall have the meaning set forth in Section 3.8.3 of this Agreement.

“Parks and Open Space” shall have the meaning set forth in Section 3.8.1 of this Agreement.

“Permitted Delay” shall have the meaning set forth in Section 6.3 of this Agreement.

“Permitted Delay Notice” shall have the meaning set forth in Section 6.3 of this Agreement.

“PFE” or “PFE Fee Program” shall mean the City’s 2012 Public Facilities Element, as amended to include the Village 1 Specific Plan and any subsequent updates.

“PFE Facilities” shall have that meaning set forth in Section 4.1 of this Agreement.

“Project” means the overall development of the Property pursuant to this Agreement and the Entitlements in accordance with the General Development Plan attached as Exhibit “C” hereto.

“Property” shall have the meaning set forth in Recital C of this Agreement and as depicted and described in Exhibits “A” and “B.”

“Public Improvements” shall have the meaning set forth in Section 3.1, and shall include, without limitation, the PFE Facilities described in Section 4.1.

“Specific Plan” means the Village 1 Specific Plan adopted by the City on November 27th, 2012 as set forth in Recital F.2.(b).



“Subsequent Entitlements” shall mean all additional and further land use entitlements approved for development of the Property by the City following the date of City’s approval of this Agreement.

“Substantial Amendment” shall have the meaning set forth in Section 1.8(b) of this Agreement.

"Tentative Map" means the Tentative Subdivision Map for the project as set forth in Recital F.2.(e).

“Third Party Landowners” shall mean the owners of properties outside of the Specific Plan area that are benefited by public improvements constructed by developer, or benefited by public improvements whose construction was funded by developers within the Specific Plan through participation in the Infrastructure Finance Plan.

“Transfer Agreement” shall have the meaning set forth in Section 1.10.1(a) of this Agreement.

“Zoning Ordinance” shall mean the City’s zoning ordinance contained in Title 18 of the City of Lincoln Municipal Code.

1.4 Interest of Developer. Developer is the [state interest in property, e.g. fee owner] and holds a legal interest in the Property and all portions thereof at all times necessary to the performance of its obligations and all other persons holding legal or equitable interests in the Property are to be bound by this Agreement. Notwithstanding anything set forth in this Agreement to the contrary:

(a) Subject to Section 2.10 below as to the timing of development, the Property shall be developed in accordance with this Agreement as set forth herein.

(b) Developer is not obligated by the terms of this Agreement to affirmatively act to develop all or a portion of the Property, pay any sums of money, dedicate any land (except as set forth in this Agreement), indemnify any party, or to otherwise meet or perform any obligation with respect to the Property, except and only as a condition to the development of any portion of the Property and even then only to the extent that such act or obligation is necessitated by and in proportion to Developer's development of that portion or phase of the Property.

Any development of a portion of the Property shall be subject to the terms of this Agreement, and all the rights, duties, and obligations of both parties to this Agreement shall pertain to such Property. Developer, from that point forward, shall be bound by the obligations, dedications, and improvements required by this Agreement as to all land within the Property owned by Developer.

1.5 Term.

1.5.1 Initial Term. The initial term of this Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement and execution of this Agreement (the “Effective Date”) and shall extend for a period of twenty (20) years from the date of Tentative Subdivision Map approval (the “Initial Term”).

1.5.2 Option to Extend. Extensions of this Agreement shall be for a term as mutually agreed upon by City and Developer.

1.6 Termination. This Agreement shall be terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the Initial Term or Extension Term (if applicable) of this Agreement without further extension.

(b) Completion of the Project in accordance with the Entitlements and the City’s issuance of all required occupancy permits and acceptance of all dedications and improvements required under the Entitlements and this Agreement;

(c) Except for the payment of applicable fees and assessments, as for any specific residential dwelling or other structure within the Project, this Agreement shall be terminated upon the issuance by City of a certificate of occupancy for such dwelling or other structure;

(d) Entry of final judgment (with no further right of appeal) or issuance of a final order (with no further right of appeal) directing City to set aside, withdraw, or abrogate City’s approval of this Agreement or any material part of the Entitlements; or

(e) The effective date of a party’s election to terminate the Agreement as provided in Article 6 of this Agreement.

1.6.1 Notice of Termination. City shall, upon written request made by Developer to City’s Community Development Director, determine if the Agreement has terminated with respect to any parcel or lot at the Property, and shall not unreasonably withhold, condition, or delay termination as to that lot or parcel. Upon termination of this Agreement as to any lot or parcel, City shall upon Developer’s request record a notice of termination that the Agreement has been terminated as to that parcel or lot at the Property. The aforesaid notice may specify, and Developer agrees, that termination shall not affect in any manner any continuing obligation to pay any item specified by this Agreement. Termination of this Agreement as to any parcel or lot at the Property shall not affect Developer’s rights or obligations under any of the Entitlements and Subsequent Entitlements, including but not limited to, the General Plan, Specific Plan, Zoning

Ordinance and all other City policies, regulations and ordinances applicable to the Project at the Property , including such rights set forth in Article 4, including but not limited to the right to secure Developer PFE Credits and any and all reimbursements due to Developer from Third Party Landowners. City may charge a reasonable fee for the preparation and recordation of any notice(s) of termination requested by Developer.

1.7 Partial Termination. In the event of a termination of this Agreement with respect to any portion of the Project, any then existing rights and obligations of the Parties with respect to such portion of the Project shall automatically terminate and be of no further force, effect or operation. No termination of this Agreement with respect to any portion of the Property or the Project shall affect in any way the Parties' rights and obligations hereunder with respect to any other portion of the Property or Project. Subject to the provisions of Article 6 below, in no event shall the expiration or termination of this Agreement result in any expiration or termination, without further action of City, of any Entitlement then in existence.

1.8 Amendment of this Agreement. This Agreement may be amended from time to time, in whole or in part by mutual written consent of the parties hereto or their successors in interest, and as follows (collectively, "Amendments"):

(a) Administrative Modifications. Any Amendment to this Agreement, or the Infrastructure Finance Plan, which does not relate to (i) the term of this Agreement, (ii) permitted uses of the Project, (iii) density or intensity of use, except as allowed pursuant to Section 2.1.1, (iv) provisions for the reservation or dedication of land, or (v) monetary contributions by Developer other than cost updates to the infrastructure finance plan (an "Administrative Modification"), and which can be processed under CEQA as exempt from CEQA, or with the preparation of a Negative Declaration, shall be an administrative modification and shall not require a noticed public hearing prior to the parties executing an amendment to this Agreement as allowed by City Municipal Code section 18.84.100.c., except as otherwise required by state law, provided, however, that the City shall retain discretion to hold a public hearing if it so chooses.

(b) Substantial Amendments. Except as otherwise described in Section 1.8(a) and 1.9.1 of this Agreement, amendments to this Agreement shall be "Substantial Amendments" which require notice and a public hearing pursuant to California Government Code section 65868.

(c) Parties Required to Amend. Where a portion of Developer's rights or obligations have been transferred, assigned, and assumed in accordance with this Agreement, the signature of the person or entity to whom such rights or obligations have been assigned shall not be required to amend this Agreement unless such amendment would materially alter the rights or obligations of such assignee, provided thirty (30) days' prior written notice of any amendment is provided to such person or entity by the amending parties. In no event shall the signature or consent of any non-assuming assignee be required to amend this Agreement. The consent of Developer shall be

required to any amendment to this Agreement only to the extent that such an amendment relates to or affects any portion of the Property which Developer still owns in fee.

1.8.1 Effect of Amendment. Any amendment to this Agreement shall be operative only as to those specific portions of this Agreement expressly subject to the amendment, with all other terms and conditions remaining in full force and effect without interruption. No amendment to this Agreement shall be effective unless contained in a writing executed by both City and Developer, or their successors in interest.

1.9 Project Approval Amendments. To the extent permitted by state and federal law, any Entitlement may, from time to time, be amended or modified in the following manner:

1.9.1 Administrative Amendments. Upon the written request of Developer for an amendment or modification to an Entitlement (other than this Agreement) or Subsequent Entitlement, the Community Development Director or his/her designee shall determine (i) whether the requested amendment or modification is minor. If the Community Development Director, or his/her designee, finds that the proposed amendment or modification is minor, the amendment shall be determined to be an "Administrative Amendment" and the Community Development Director or his/her designee may, except to the extent otherwise required by law, approve the Administrative Amendment without notice and public hearing. Notwithstanding the foregoing, the Community Development Director and/or the City Manager shall retain the right and discretion to present such Administrative Amendments to the City's Planning Commission and/or City Council for approval at a noticed public hearing and/or a public meeting of those legislative bodies. For the purpose of this section and by way of example but not limitation, site plan review, design review, lot line adjustments, changes in pedestrian paths, minor subdivision amendments (including lot patterns and street alignments) which will not have a substantial or material impact on the circulation system as described for each village area in the Specific Plan, minor changes in landscaping for any landscaping shown on a final subdivision map or landscape plan, variations in the location of lots or home sites that do not substantially alter the design concepts of the Project, variations in the location or installation of utilities and other infrastructure connections or facilities that do not substantially alter the design concepts of the Project, and minor modifications to the design guidelines for the General Development Plan or Specific Plan that do not substantially alter the design concepts of the Project may be treated as Administrative Amendments. Similarly, minor changes to the Infrastructure Plan and/or Infrastructure Finance Plan that have no substantial or material impact on the means of financing needed infrastructure shall be treated as Administrative Amendments.

1.9.2 Non-Administrative Amendments. Any request of Developer for an amendment or modification to an Entitlement or Subsequent Entitlement (other than this Agreement) which is determined not to be an Administrative Amendment as set forth above shall be subject to the provisions of review, consideration and action pursuant to law.

1.9.3 Vesting of Entitlements Made By Amendments. In the event of any change to any Entitlement or Subsequent Entitlement made by an Administrative Modification, Substantial Amendment or Administrative Amendment, the change to such Entitlement or Subsequent Entitlement shall be vested for the then remaining duration of the Initial Term and any Extension Term of this Agreement, or the period of time allowed by applicable statute, whichever is longer.

1.10 Assignment of Interests, Rights and Obligations. Developer may transfer or assign all or any portion of its interests, rights or obligations under the Entitlements and any Subsequent Entitlements to third parties acquiring an interest or estate in the Property or any portion thereof in accordance with the provisions of this Article.

1.10.1 Transfer Agreements.

(a) In connection with the transfer or assignment by Developer of all or any portion of the Property (other than a transfer or assignment by Developer to an Affiliated Party), or a Non-Assuming Transferee (as defined in section 1.10.2 below) Developer and the transferee shall enter into a written agreement (a "Transfer Agreement") regarding the respective interests, rights and obligations of Developer and the transferee in and under the Entitlements and Subsequent Entitlements. Such Transfer Agreement may (i) release Developer from obligations under the Entitlements (including this Agreement) and Subsequent Entitlements, or the Entitlements and Subsequent Entitlements that pertain to that portion of the Property being transferred, as described in the Transfer Agreement, provided that the transferee expressly assumes such obligations, (ii) transfer to the transferee vested rights to improve that portion of the Property being transferred, and (iii) address any other matter deemed by Developer to be necessary or appropriate in connection with the transfer or assignment.

(b) Developer shall obtain City's prior written consent to any Transfer Agreement (other than one to an Affiliated Party as defined in Section 1.10.3), which consent shall not be unreasonably withheld or delayed. Failure by City to respond within thirty (30) days to any request made by Developer for such consent shall be deemed to be City's approval of the Transfer Agreement in question. City may refuse to give its consent only if, in light of the proposed transferee's reputation and financial resources, such transferee would not in the City's reasonable opinion be able to perform the obligations under this Agreement proposed to be assumed by such transferee. Such determination shall be made by the City Manager in consultation with the City Attorney, and is appealable by Developer to the City Council.

(c) A Transfer Agreement shall be binding on Developer, City and the transferee provided: (i) Developer is not then in uncured default under this Agreement, (ii) Developer has provided notice to City of such transfer, and (ii) the transferee executes and delivers to City a written agreement in which (1) the name and address of the transferee are set forth, and (2) the transferee expressly and unconditionally assumes each and every obligation of Developer under this Agreement

with respect to the Project, or portion thereof, transferred to the transferee to the extent the Developer has not retained a continuing obligation. Upon recordation of any Transfer Agreement in the Official Records of Placer County, the Developer shall be automatically released from those obligations assumed by the transferee therein.

(d) Developer shall be free from any and all liabilities accruing on or after the date of any assignment or transfer with respect to those obligations assumed by the transferee pursuant to a Transfer Agreement. No breach or default hereunder by any person succeeding to any portion of Developer's obligations under this Agreement shall be attributed to Developer, nor may Developer's rights hereunder be canceled or diminished in any way by any breach or default of any transferee.

1.10.2 Non-Assuming Transferees. Except as otherwise elected by Developer, upon the sale of any parcel for which all public improvements required for the development thereon have been completed (or for which public improvements adequate financial security for the completion thereof has been posted by Developer and accepted by City) and any financing districts required to include such parcel hereunder have been formed, then the burdens, obligations and duties (but not the rights) of Developer under this Agreement as to such conveyed parcel shall terminate with respect to such transferee ( a "Non-Assuming Transferee"). In such event, neither a Transfer Agreement nor the City's consent shall be required in connection with the conveyance of such parcel and the assignment of the rights, without the obligations, under this Agreement to such Non-Assuming Transferee. Nothing in this section shall exempt any property transferred to a Non-Assuming Transferee from payment of applicable fees and assessments or compliance with applicable conditions of approval.

1.10.3 Transfers to Affiliated Parties. Developer, or any "Affiliated Party" of Developer, may at any time transfer all or any portion of its rights and obligations under this Agreement to an "Affiliated Party" of Developer and, in connection with the transfer of any such obligations, thereafter be released from such obligations. As used herein, the term "Affiliated Party" shall mean any person or entity (i) in which the Developer or any of its affiliates owns fifty-one percent (51%) or a controlling interest in, or (ii) which owns fifty-one percent (51%) or controlling interest in Developer or any of its affiliates, unless otherwise agreed to by City.

1.11 Notices. All notices required or provided for under this Agreement shall be in writing and shall be sent by (i) U.S. mail first class postage prepaid with return receipt requested, (ii) by overnight courier or hand delivery, or (iii) by facsimile with original forwarded by U.S. Mail, addressed as follows, with email copies provided to the email addresses below:

Notice to City:

City of Lincoln  
Attention: City Manager  
600 6th Street  
Lincoln, CA 95648  
Telephone: 916.434.2490

Facsimile: 916.645.8903

Notice to Developer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attn: \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

And to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attn: \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Notice shall be effective when the postal authorities indicate that the mailing was delivered, the date delivered in person, or upon receipt of the entire document by the receiving party's fax machine, as evidenced by the sending party's facsimile confirmation report.

1.12 Third Party Landowners – Defined. Under this Agreement, Developer will be entitled to the reimbursement of those costs expended by Developer for planning, design, engineering and the construction of Public Improvements which benefit the following third party landowners: [insert APNs].

1.13 Attribution of Credits. City and Developer agree and understand that any Fee Credits obtained by Developer as a result of providing Public Improvements shall be personal to Developer and may be sold, transferred or assigned by Developer to another landowner without the consent of City; provided, however, that Developer shall give City written notice of any transfer or assignment of Fee Credits using a form approved by the City. Any such Fee Credits may be utilized only within the geographic boundaries of the Village 1 Specific Plan area.

1.14 Subsequent Approvals; Application of Agreement. City shall accept for processing, review, and action any and all applications submitted by Developer for land use entitlements necessary or convenient for the exercise of Developer's rights under its Agreement. Upon approval, any subsequent land use approval for the Property shall be deemed a Subsequent Entitlement under this Agreement and shall be vested pursuant to the terms of this Agreement.

1.15 Development Agreement Controls. In the event of any inconsistency between the terms and provisions of this Development Agreement and the conditions of approval of the Large Lot Map or the conditions of approval for any tentative subdivision map at the Project, the terms and provisions of this Development Agreement shall

control. It is the intent of the parties that the references in this Agreement to any subject matter within the Infrastructure Finance Plan be fully consistent with the Infrastructure and Finance plan. Accordingly, if there is any conflict of provision between the documents, as adopted or amended, the Infrastructure Finance Plan provision shall prevail.

## ARTICLE 2

### DEVELOPMENT OF THE PROPERTY

2.1 Grant of Land Use. Through its approval of the Entitlements and this Agreement, City has granted Developer the vested right to the land uses at the Property, subject to compliance with this Agreement, allowing for the development as shown in the approved General Development Plan for the Project. A map of the land uses for the Project is attached hereto as Exhibit “D.”

2.1.1 Unit Transfers. The total number of residential units within any individual phase of the Project may increase or decrease from the number of residential units shown for that particular phase in the approved General Development Plan for the Project. Phases in the development of the Project are those identified in the attached Exhibit “F.” Increases or decreases in the total number of residential units within a phase up to a maximum of ten percent (10%) are allowed as of right, provided that such increases or decreases do not result in an individual parcel containing a greater or lesser number of residential units than is allowed by that parcel’s zoning designation. Increases or decreases of more than ten percent (10%) are subject to the review and approval of the Community Development Director. The request for such a residential unit transfer must identify the total number of units being adjusted, including a unit summary of the affected area including original and proposed unit allocations. The Community Development Director’s approval or denial of any requested residential unit transfer resulting in an increase or decrease in residential units shall be based solely on the following criteria:

(i) The increase or decrease does not result in significant modification to the conditions of approval of an approved tentative subdivision map at the Project.

(ii) The increase or decrease does not result in an average density within any residential phase in excess of the maximum allowable range of approved densities nor reduce the density below the minimum allowable range of approved densities assigned by the Village 1 Specific Plan’s land use classification for the parcel and the adopted General Development Plan.

(iii) The increase does not result in the total number of residential units for the Project exceeding the maximum number of residential units approved for the Project.



2.1.2 Pool of Residential Units. Pursuant to the Entitlements and Subsequent Entitlements, the right to develop a residential parcel at a particular density necessarily includes the right to develop such use at a lesser density of development allocable to such parcel. Unutilized residential units within any phase of the Project shall be pooled and remain available to Developer to utilize elsewhere within the Project, subject to the provisions of Sections 2.1.1 above.

2.1.3 Uses Allowed Within the Project Area. Uses permitted within the Project are those shown for the Property and contained in the General Development Plan, and as may be amended from time to time with the consent of Developer.

2.1.5 Reconfiguration of Parcels. Developer shall have the right to file applications with City for the further subdivision of the Property, lot line adjustments, or for master parcelization of all or part of the Property for the purpose of reconfiguration of the Property. City shall reasonably expeditiously process such applications.

2.2 Vested Entitlements. City acknowledges that City has, by entering into this Agreement and approving the Entitlements, vested Developer's rights to develop the Project at the Property in accordance with the Entitlements, any Subsequent Entitlements, and with the written rules, regulations, and policies of the City in force on the Effective Date of this Agreement to the fullest extent permitted under the Development Agreement Statute except as set forth in: Sections 2.5 Subsequently Enacted or Modified Rules, Regulations and Ordinances, 2.6 Uniform Building Code and Improvement Standards, 2.7 State and Federal Law, and 2.8 Health and Safety Measures. It is the intent of City and Developer that the vesting of development rights of Developer for the Property shall include: (i) the permitted land uses, density and intensity of use, timing or phasing of development, zoning, provisions for reservation or dedication of land for public purposes, the maximum height and size of proposed buildings, the location and size of public improvements, and the design, improvement, and construction standards and specifications applicable to development of the Property all as set forth in the Entitlements and in this Agreement, and (ii) all other terms and conditions of the development of the Project as set forth in the Entitlements and in this Agreement. Any amendments to this Agreement will affect only those sections amended and shall not affect any other term of this Agreement.

2.2.1 Extension of Entitlements and Subsequent Entitlements. Pursuant to Government Code section 66452.6, all vesting tentative subdivision maps, vesting tentative parcel maps, parcel maps, tentative subdivision maps, planned unit development permits, specific development permits, special permits, general development plans or any other maps, zonings, rezonings or land use entitlements of potentially limited duration previously, contemporaneously or subsequently approved by City for the Property subject to this Agreement shall be valid for a minimum term equal to the full term of this Agreement (including the Initial Term and any Extension Terms), or for a period of forty-eight (48) months, whichever is longer, but in no event for a period shorter than the

maximum period of time permitted by the California Subdivision Map Act or Government Code for such land use entitlements.

2.3 Rules, Regulations and Policies. Except as set forth in Sections 2.5, 2.6 2.7 and 2.8, below, the rules, regulations, policies, ordinances, and resolutions of the City governing the development of the Project, including permitted uses of the Property, density, and design, improvement, and construction standards and specifications, shall be those in force on the Effective Date of the Agreement and as contained in the Entitlements and this Agreement. In the event of any conflict between the provisions of this Agreement and any ordinance, resolution, rule, regulation or policy of the City, the provisions of this Agreement shall control.

2.4 No Conflicting Enactment. Except as provided in Section 2.5 of this Agreement, neither the City Council nor any other agency of the City, nor the electorate through initiative or otherwise, subsequently shall enact an ordinance or other measure which is in conflict or reduces Developer's vested development rights as provided in this Agreement.

2.5 Application of Subsequently Enacted or Modified Rules, Regulations and Ordinances.

(a) The City may, during the term of this Agreement, apply such City-enacted or modified rules, regulations, ordinances, laws, and official policies including improvement and construction standards and specifications and plans adopted or modified after the date of this Agreement which are not inconsistent with or conflict with the Entitlements or this Agreement, are applied uniformly to all similar properties, or otherwise do not prevent development of the Project in accordance with the Entitlements and the terms of this Agreement.

(b) Should an ordinance or resolution or other measure be enacted, whether by action of the City Council, by initiative, referendum or otherwise which relates to the rate, timing or sequencing of the development or construction of the Project, including, but not limited to, development no-growth or slow growth moratoria, to the extent any such measure is inconsistent with or conflicts with the Entitlements, and/or this Agreement, City agrees that such ordinance, resolution or other measure shall not apply to the Project, or any development thereof, or construction related thereto, or construction of improvements necessary therefore.

(c) Should any initiative, referendum, or other measure be enacted, and any failure to apply such measure to the Property by City is legally challenged, Developer agrees to fully defend the City against such legal challenge with legal counsel selected by Developer and approved by City, which approval shall not to be unreasonably withheld,, including providing all necessary legal services, bearing all reasonable costs therefore, and otherwise holding the City harmless from all costs and expenses reasonably incurred by City in connection with such legal challenge and litigation, but only if the City's failure to apply any such measure to the Property was at the written

request of Developer. In addition, if Developer is not named as a party in any such litigation, City agrees that it will support Developer's efforts to intervene in any such litigation if Developer should choose to do so.

(d) Without limiting the terms of Section 2.2, by virtue of this Agreement, Developer is being given the vested right to develop the Project without having to comply with the terms and provisions of any future City-enacted inclusionary housing ordinance, affordable housing ordinance, or similar ordinance that would require Developer to provide a minimum number of below-market rate housing units at the Property or pay a fee in-lieu of providing below-market rate housing units at the Property.

2.6 Uniform Building Code and Improvement Standards. Except as otherwise specifically set forth in this Agreement, and provided they have been adopted by the City and are in effect on a city-wide basis, City may apply to the Property, at any time during the term of this Agreement the then current Uniform Building Code and other uniform construction codes as approved by the City, and the then-current City Improvement Standards and Design Criteria for public improvements (e.g., design and construction standards including, but not limited to, streets, water, wastewater and drainage facilities, parking lot standards, and driveway widths) to that portion of the Property for which a tentative map was approved. Notwithstanding the foregoing, City shall not be able to apply new City Improvement Standards and Design Criteria after it has approved improvement plans for any such improvement at a portion of the Property for a period of five (5) years after the date the plans were approved.

2.7 State and Federal Law. As provided in California Government Code section 65869.5, this Agreement shall not preclude the application to the Property of changes in law, regulations, plans or policies, design criteria and improvement standards to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations ("Changes in the Law"). In the event Changes in the Law prevent or preclude compliance with one or more provisions of this Agreement by either party hereto, such provisions of this Agreement shall be modified or suspended or performance delayed, as may be necessary to comply with Changes in the Law, and the City and Developer shall meet and confer in good faith to determine whether the Changes in the Law apply to the Property and whether an amendment to this Agreement is necessary in light of the Changes in the Law. City and Developer shall take such action as may be necessary to meet the minimum requirements of such state or federal law, rule or regulation in a manner which is consistent with the original intent and rights and obligations originally placed on each party by this Agreement. In the event the City and Developer, after having engaged in good faith negotiations, are unable to agree on any amendment, they shall consider whether suspension of the term of this Agreement is appropriate, and if so, what the terms and conditions of any such suspension should be. In the event the City and Developer, after having engaged in good faith negotiations are unable to agree on the suspension issues, then Developer shall have the right to terminate this Agreement by giving the City sixty (60) days' written notice of termination. Developer or City shall have the right to institute litigation relating to the Changes in the

Law, and raise any issues regarding the validity of the Changes in the Law. If such litigation is filed, this Agreement shall remain in full force and effect until final judgment is issued. Provided, however, that if any action that City would take in furtherance of this Agreement would be rendered invalid, facially or otherwise, by the Changes in the Law, City shall not be required to undertake such action until the litigation is resolved, or the Changes in the Law are otherwise determined invalid, inapplicable, or are repealed. In the event that such judgment invalidates the Changes in the Law or determines that it does not affect the validity of this Agreement, this Agreement shall remain in full force and effect, and its term shall be extended by the amount of time between the effective date of the Changes in the Law, and the effective date of the judgment. In the event that such judgment determines that the validity of this Agreement is, directly or indirectly affected by the Changes in the Law, then the provisions of Section 2.7 above shall apply.

2.8 Health and Safety Measures. Notwithstanding anything to the contrary contained in this Agreement, nothing herein shall be construed to limit the City's general police power to implement, based upon appropriate and adequate findings, specific measures necessary to alleviate legitimate and bona fide harmful and noxious uses, or protect against real, actual, and dangerous threats to the health and safety of City residents, in which event any rule, regulation or policy imposed on the development of the Property shall be done to the minimum extent necessary to correct such bona fide harmful and noxious uses or protect against any such real, actual and dangerous threats to the health and safety of City residents.

2.9 City Fees, Taxes and Assessments. Except as expressly provided in this Agreement, City shall have the authority to enact new or increase existing fees, taxes or assessments including, but not limited to, Development Impact Fees and public facility fees provided such fees are applied uniformly to other similarly situated properties in Village 1. Subject to the provisions of this Section 2.9, Landowner agrees to pay the City fee, tax or assessment in effect at the time such fees, taxes or assessments are required to be paid provided that such fees, taxes or assessments apply generally to similar projects within the City.

2.9.1 Public Facilities Element Fee Program. With respect to public facility fees, the City has established a Public Facilities Element Fee Program ("PFE Fee Program") based upon a nexus study as required by the Mitigation Fee Act. The currently approved Public Facilities Element Fee Program (adopted February 2012) (the "PFE Fee Program") is based upon those improvements and facilities required to implement the City General Plan that was adopted in September 1988 ("Prior City General Plan"). In March of 2008, the City adopted its 2050 General Plan and will be creating a new PFE Fee Program to include the public facilities and improvements that will be required to serve the 2050 General Plan.

2.9.2 No Waiver of Developer's Rights. Nothing in this Agreement constitutes a waiver of Developer's right to challenge the legality of any future increases in the fees, taxes or assessments applied to the Property. Nothing in this

Section 2.9 shall be read to negate Developer's agreement to pay such other fees, taxes or assessments as provided for in other sections of this Agreement.

2.10 Development Timing. This Agreement does not require that Developer ever proceed with the development of the Property and contains no requirement that Developer must initiate or complete development of any phase of the development of the Property or any portion thereof within any period of time set by City. It is the intention of this provision that Developer be able to develop the Property in accordance with Developer's own schedule; provided, however, that to the extent phasing is required by the Project's General Development Plan, such provision shall govern as shown on Exhibit "F." No future modification of the City's municipal code or any ordinance or regulation which limits the rate of development over time shall be applicable to the Property.

### ARTICLE 3

#### DEVELOPER OBLIGATIONS

3.1 Public Improvements – General. Developer agrees, subject to the requirements and limitations of the Mitigation Fee Act and the terms and conditions of this Agreement, to be responsible for constructing and/or financing those certain public infrastructure improvements necessary to serve the Project which are set forth in the Infrastructure Finance Plan, the Entitlements or the MMP, including without limitation the public improvements listed in Sections 3.2 to 3.8 below (the "Public Improvements") at Developer's expense, subject to certain reimbursements or Fee Credits specified in this Agreement and subject to the terms of the Cooperative Agreement attached hereto and incorporated herein by this reference as Exhibit "K" (the "Cooperative Agreement"). All of the Public Improvements shall be designed and constructed to the City's specifications in effect at the time plans for such Public Improvements are submitted to City for approval, except as may be otherwise provided in Sections 2.5 and 2.6 above.

3.1.1 Public Improvements – Phasing. Developer shall have the right to construct the Project at the time Developer shall determine in its sole and absolute discretion. Developer anticipates that the Project and all of the Public Improvements could be constructed in the phases as set forth in the Infrastructure Finance Plan and the Tentative Map, provided that such infrastructure modifications are necessary for the safe and effective delivery of public services or to mitigate potential environmental impacts as identified in the EIR for the Project.

3.2 Required Infrastructure. Developer shall construct required improvements per the Tentative Map Conditions of Approval and the Infrastructure Finance Plan.

3.3 Wastewater.

3.3.1 Wastewater Facilities Plan. Developer shall construct facilities per the Tentative Map Conditions of Approval and in accordance with the Infrastructure Finance Plan.

3.3.2 Treatment Capacity. City agrees and acknowledges that subject to the timely expansion of the wastewater treatment and reclamation facility, the planned wastewater treatment capacity is sufficient to fully serve the needs of the Project. Developer shall pay the City's PFE Fee for Wastewater at the time of the issuance of a building permit. Developer shall have the right to apply the Developer PFE Credits for non-critical components of the PFE as defined in the PFE Policy. Developer may be required to participate in the wastewater treatment and reclamation facility expansion. [Subject to additional analysis and consideration of sewer infrastructure financing.] Developer shall have the right to receive sewer treatment capacity funded by such participation.

### 3.4 Water.

3.4.1 Water Facilities Plan. Developer shall construct facilities per the Tentative Map Conditions of Approval and in accordance with the Infrastructure Finance Plan.

3.4.2 Water Supply. City acknowledges and agrees that Developer's payment of the applicable City water fees for the Project provide City with the means to furnish an adequate supply of water for the needs of the Project, however, Developer acknowledges that there may be off-site water infrastructure, in addition to those improvements which Developer is required to construct, which the City may need to complete in order to supply all water needed for the build-out of the Project and the City shall not be in default under Section 6.1 of this Agreement for any delay in the completion of such improvements by the City. Nothing herein shall obligate the City to construct such off-site water infrastructure, provided, if the City has not constructed that off-site water infrastructure if and when needed for the Project, then Developer shall have the right but not the obligation under this Agreement to construct such off-site water infrastructure in addition to the water improvements which Developer is required to construct. Developer shall have the right to apply the Developer PFE Credits per the Infrastructure Finance Plan and offset any additional credit against any facilities constructed.

### 3.4.3 Water Transmission Lines.

3.4.3.1 Water Line Oversizing. Unless specified by this Agreement and pursuant to the City's Public Facilities Element Fee Program and Infrastructure Finance Plan, Developer shall be responsible for the construction of water transmission and distribution lines 16" or smaller in diameter for the Project. Lines greater in diameter than 16" shall entitle Developer to a PFE credit under the PFE Fee Program in accordance with the provisions of Article 4 of this Agreement.

3.4.4 Water Storage. Developer shall pay the “City Water Connection Fee” which includes a water storage component.

3.4.5 City Water Connection Fee. Developer shall pay the City’s Public Facility Element Water Connection Fee and the PCWA or NID Water Connection Charge as determined by the City at the time of issuance of a building permit. Developer shall have the right to apply all Fee Credits earned pursuant to Section 3.4.1 and 3.4.3 above in payment of the non-critical portion of the City’s Public Facility Element Water Connection Fee. Developer may be required to participate in the PCWA or NID water treatment plant expansion. [Subject to additional analysis and consideration of water infrastructure financing.] Developer shall have the right to the connection capacity funded by such participation.

3.4.6 Groundwater. City shall continue to utilize and expand its existing groundwater system to reduce peaks and as an emergency back-up supplement to its surface water supply. In furtherance of City’s ability to develop its groundwater resources, Developer hereby agrees to dedicate to the City all rights to the groundwater underlying the Property, provided such dedication of underlying groundwater rights is required by City of other major developers or subdividers in the City and is consistent with the City’s Groundwater Management Plan. The dedication of such groundwater rights shall take place prior to approval of the first final Large Lot Map for the Project and shall be in form acceptable to the City Attorney.

3.4.7 Water Supply Verification. Developer shall comply with the terms of California Government Code Section 66473.7 for the Project.

### 3.5 Non-Potable Water.

3.5.1 Non-Potable Water Facilities. Developer shall construct facilities per the Tentative Map Conditions of Approval and in accordance with the Infrastructure Finance Plan.

3.5.2 Non-Potable Water Use. During the construction of the Project and then subsequently for landscape irrigation in parks, landscaping corridors, open space and street medians, Non-Potable shall be utilized subject to the City’s determination that raw water can be feasibly delivered to the Project for the intended use.

3.5.3 Interim Use of Potable Water. Until such time as Non-Potable Water is made available to the Project, the Non-Potable Water facilities installed pursuant to Section 3.5.1 will be connected to the City’s domestic potable water system, with Developer installing the stubs that are needed for the future conversion to the non-potable water system. Development may proceed in the advance of Non-Potable Water being made available by the City. Developer shall pay a water connection fee for such interim use of potable water use as well as monthly usage rates. Developer may transfer water connection credits to subsequent building permits once Non-Potable Water is made available to the Project, provided water connection transfers are documented in a form approved by the City. Until the City’s Non-Potable Water system is functioning, the

Project shall have the right to utilize potable water, or other water supply as may be identified by Developer and approved for use by City, for construction purposes and for the irrigation of landscaped areas in parks, landscape corridors, open space and street medians. Non-Potable Water is intended to become available prior to completion of Village 1 Infrastructure improvements in accordance with the Infrastructure Finance Plan and phasing. The Cost to make system modifications necessary to use the non-potable water within the project shall be per the Infrastructure Finance Plan.

### 3.6 Drainage.

3.6.1 Drainage Facilities Plan. Developer shall construct facilities per the Tentative Map Conditions of Approval and in accordance with the Infrastructure Finance Plan.

3.6.2. Drainage Maintenance Assessment District. Developer shall consent to City's formation of, or annex the Property into, a drainage maintenance assessment district to provide for the Project's share of annual maintenance and operation costs of the City's stormwater retention/detention facilities.

3.7 City Landscaping and Lighting District. For purposes of providing funds for the maintenance of all public open spaces, parks, and landscape corridors within the Project, Developer shall dedicate ownership of specified park sites, landscaped setbacks, road medians, and open space areas to the City and shall consent to the annexation of the Property into the City's existing Landscaping and Lighting District ("LLD"), unless the City requires the use of a Mello Roos services district (a "Mello Roos District") for such purposes. Developer will enter into an agreement with the City to advance funding for the maintenance of such areas at the Property, or for Developer to provide the maintenance itself, until the LLD or Mello Roos District receives sufficient assessment revenue from the Property for such purpose. Once the LLD or Mello Roos District assessments being paid at the Property are sufficient to cover its maintenance costs, City agrees that Developer will be paid a reimbursement from the LLD or Mello Roos District for all sums previously advanced or paid by Developer for the maintenance of such areas at the Property. The Parties further agree that the LLD or Mello Roos District annual assessments for the Property shall be the sole source of funding for the reimbursement and any reimbursements will be available after all annual maintenance costs have been funded unless otherwise approved by the City Manager, provided that the City Manager shall have the right, in his or her sole discretion, to seek City Council approval of any such alternative reimbursement.

### 3.8 Parks and Open Space.

3.8.1 Park and Open Space Dedication. City requires Developer to provide neighborhood parks and community parks for recreational activities ("Parks and



Open Space”) at the Property based upon the ratios of three (3) acres of neighborhood parks per 1,000 residents and three (3) acres of community parks per 1,000 residents using the population factors per land density set forth in Table 3.8.1 below and as approved by the Tentative Map dated \_\_\_\_\_, 20\_\_\_. The Project has met the regional and neighborhood park obligation by the Village 1 Specific Plan and Infrastructure Finance Plan participation.

*Table 3.8.1:*

<i>Low Density Residential</i>	<i>(LDR)</i>	<i>3.6 people per residential unit</i>
<i>Medium Density Residential</i>	<i>(MDR)</i>	<i>2.8 people per residential unit</i>
<i>High Density Residential</i>	<i>(HDR)</i>	<i>1.8 people per residential unit</i>

The above parkland dedication requirement of the Project may be satisfied through the dedication of improved parkland, the payment of Park-In-Lieu fees to the Infrastructure Finance Plan, or any combination thereof. The amount of Park-In-Lieu fees shall be determined through an appraisal by an MAI certified appraiser hired by the City and approved and paid for by the Developer. To the extent Developer dedicates improved parkland, Developer shall be granted a full credit against the foregoing obligations based upon the acreage of improved parkland so dedicated, notwithstanding the actual costs incurred by Developer to provide such improved parkland, so long as the park improvements installed by Developer are constructed according to plans and specifications approved by City pursuant to Section 3.8.2 below and per the Infrastructure Finance Plan. City agrees that all such dedications of improved parkland, and any payments of applicable Park-In-Lieu fees, will fully satisfy the Property’s obligations for Quimby Act park fees, park improvement fees, and any other Development Impact Fees charged by City on new developments for Parks and Open Space.

**3.8.2 Parks Cost and Terms.** Developer shall construct park land improvements for the Project, and City agrees that Developer shall be entitled to receive Fee Credits against the parks fee component of the PFE Update Parks and Recreation fee in exchange for Developer constructing the parks. The Fee Credits will be applied at each building permit for the Project Parks shall be developed in accordance with the following provisions:

a. The construction of the parks facilities shall be per the Tentative Map Conditions of Approval and in accordance with the Infrastructure Finance Plan. The total cost of constructing park improvements required by this Section 3.8.2 shall not exceed the construction cost per acre for park land as identified in the Infrastructure Finance Plan.

b. Prior to approval of the first building permit in the particular phase of the Project under construction, Developer shall provide City a proposed design of the park in that phase of the Project for the City’s review and approval.

c. Following approval of the park design by City for the park in that phase of the Project, the Developer shall be obligated to begin construction of that park site prior to the City's issuance of the occupancy permit in that phase of the Project which represents the half way point of allowable units in that phase. Prior to approval of the first building permit within a phase, Developer shall post a bond in a form acceptable to the City guaranteeing the completion of the park site in that phase prior to the issuance of the last occupancy permit within that phase of the Project (a "Park Completion Bond"). In addition to the foregoing bond requirement, if Developer desires for City to issue Developer Fee Credits for any park to be constructed by Developer under this Agreement in the Project before that construction is completed, Developer shall, to the extent that any Park Completion Bonds previously provided as set forth above or any other subdivision improvement bonds previously provided by Developer do not secure completion of that park, post a bond or bonds (the "Unbuilt Park Bond") to secure completion of that park in an amount equal to the dollar amount of the park fee components of the Community Services Fee for which Developer is seeking the Fee Credits. City need not have approved a park design park under Section 3.82 (c) above for any such unbuilt parks in order for Developer to obtain the Fee Credits for that park so long as Developer posts an Unbuilt Park Bond for that park as required above.

d. Following the commencement of construction of any park pursuant to subsection c. above, Developer shall exert commercially reasonable efforts to complete the construction of the park within one (1) year, but may request an extension of such time from City, which shall not be denied without reasonable cause.

3.8.3 Open Space Preservation Areas. Developer may be responsible for the preservation of open space and enhancement of wildlife habitat and wetland mitigation areas in designated open space areas at the Project ("Open Space Preservation Areas"). If such an obligation arises regarding Open Space Preservation areas under a U.S. Army Corps of Engineers ("Corps") permit governing the Project issued pursuant to Section 404 of the Clean Water Act ("Section 404 Permit"), Developer shall be responsible for the maintenance and monitoring of such Open Space Preservation Areas for the initial five (5) years from the date established under the Section 404 Permit requiring the monitoring of such areas. Upon Developer's completion of the initial five-year monitoring obligation under the Section 404 Permit, City agrees that it will be responsible thereafter for the maintenance and periodic monitoring of the Open Space Preservation Areas. The maintenance and monitoring period as stated within this provision will not apply for open space dedicated that does not contain wetlands or other resources that otherwise would require monitoring.

Developer shall designate portions of the Open Space Preservation Areas as wildlife habitat and wetland mitigation areas, to be held in perpetuity subject to restrictions in accordance with the requirements of the Section 404 Permit. The Village 1 Specific Plan meets Open Space requirements as established by the City of Lincoln. The Project meets the Open Space Preservation requirement of the Village 1 Specific Plan through \_\_\_\_\_. The Open Space Preservation Areas shall consist of both

jurisdictional wetland features and non-wetland natural areas. The use of the land in the Open Space Preservation Areas shall be restricted by Developer through deed restrictions or conservation easements. City agrees, subject to Developer establishing adequate financing mechanisms for ongoing maintenance, to accept fee title to all Open Space Preservation Areas subject to such restrictions or conservation easements as may be required by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and/or California Department of Fish and Game.

3.8.4 Maintenance of Parks, Landscape Corridors and other Landscaped Common Areas at the Project. Following City's acceptance of any improvements and landscaping installed by Developer in the Park and Open Space areas, and Landscape Corridors, within the Project, City shall have the sole responsibility for maintaining and repairing them after the expiration of the applicable one-year warranty period, subject, however, to the provisions of Section 3.7 that require Developer to provide advance funding for maintenance or to maintain the Park and Open Space areas for the LLD or Mello Roos District until sufficient assessment revenue is being generated for the Property for the LLD or Mello Roos District to maintain such areas itself.

3.8.5 Trails; Cost and Terms. Developer shall construct trail facilities per the Tentative Map Conditions of Approval and in accordance with the Infrastructure Finance Plan, if applicable. Trails shall be developed in accordance with the following provisions:

a. Developer shall be given a Fee Credit against the trails component of the Parks and Recreation Fee identified in the PFE Fee Program, and its subsequent revisions, as identified in the Infrastructure Finance Plan.

### 3.9 Public Financing.

3.9.1 Tax Sharing Agreement/Services CFD. As a requirement of annexation of the Project area into the City, a tax sharing agreement between the City of Lincoln and County of Placer was negotiated and executed in compliance with California Revenue and Tax Code Section 99(b) and Government Code Section 56842 (the "Tax Sharing Agreement"). The City has analyzed the impacts of the Tax Sharing Agreement to its annual 2015 property tax revenues pursuant to the "Lincoln Village 1 Fiscal Impact Analysis" dated \_\_\_\_\_, 20\_\_ prepared by Economic and Planning Systems ("Impact Analysis") and determined that there may be a shortfall in revenues needed to provide certain General Fund services to the Project identified in Schedule 1 attached hereto (the "City Services"). As a result of a potential shortfall and the impacts of the proposed development on the City Services, Developer agrees that at the sole discretion of the City, the Property may be annexed into the City's Community Facilities District No. 2010-1 (the "Services CFD") prior to the recordation of the first Large Lot Final Map on the Property. Developer shall cooperate with City's efforts to annex the Property into the Services CFD with the submittal of the required petition and the payment of a fee in an amount reasonably determined by the City to be sufficient to compensate the City for all costs incurred in conducting the annexation proceedings to annex the Property into the

Services CFD. Alternatively, if requested by the City, Developer agrees to consent to the City's formation of a new Services CFD which shall include the Project pursuant to the Mello-Roos Community Facilities Act of 1982, so long as the annual special tax or fee is assessed only on residential lots in the Project upon which residential units have been completed and certificates of occupancy issued and does not exceed the amount needed to pay each residential units fair share of the cost of the City Services, and provided that (i) the reason for the annual assessments is solely the result of a shortfall of revenue caused by the Tax Sharing Agreement, (ii) the assessment is consistent with the City's revenue and expense assumptions in the Impact Analysis, and (iii) the amount of the assessment will have a defined annual adjustment factor, which will be determined with the CFD formation. Developer shall cooperate with the City's effort to the formation of a new Services CFD with the submittal of the required documentation and the payment of a fee in an amount reasonably determined by the City to be sufficient to compensate the City for all costs incurred in the district formation.

3.9.3 Infrastructure Fees and Costs. To the extent that the costs of providing (i) the City Services under Section 3.9.1, and (ii) the LLM Costs under Section 3.9.2, are met, the City agrees that, in addition to the Services CFD and to the extent the Property may reasonably carry additional assessments, Developer may elect to petition the City to finance all or portions of the costs of any of the Development Impact Fees or Public Improvements constructed by Developer in lieu of the payment of such fees using a Community Facilities District ("CFD") or other public financing mechanism, such as a fee district or special assessment district, or a combination thereof whereupon the City shall promptly take the actions required to authorize such financing subject to all applicable laws, including Government Code Sections 53311 to 53368.3, inclusive, and all public hearing and validation requirements. The City's CFD policies shall apply to any such CFD formed pursuant to this Section 3.9.3. The City will consider changes to the CFD policies as suggested by the Developer, including the deferral and payment of certain developer impact fees from the sale of CFD Bonds commencing in year 31 and/or after previously issued CFD Bonds reach maturity and are repaid. Developer also may utilize the Statewide Community Infrastructure Program ("SCIP") program for payment of any eligible impact fees or construction of facilities.

3.9.4 Interim Infrastructure Costs. Developer and City recognize that the providing roadway maintenance and public safety service to the Project Area prior to the sale of X homes shall exceed revenues received by the City to provide such services. City shall calculate this shortfall and such shortfall shall be borne by Developer.

3.9.5 Special Items/Benefits. In recognition of the benefits conveyed by this Agreement, the Developer will contribute \$250 per dwelling unit as a Public Benefit Fee. Said fee may be used toward the renovation of public buildings or public improvements for the benefit of the community as the City may deem appropriate. Payments of the Public Benefit Fee shall be made at the time that each building permit for a dwelling unit is issued by the City

3.10 Covenants, Conditions and Restrictions; Enforcement by City. Upon the recordation of each final subdivision map for the Project, Developer shall record against such portion of the Property a master set of covenants, conditions and restrictions (“CC&Rs”) to require the development and use of the property to be consistent with the Project’s General Development Plan and applicable design guidelines for the Project. The CC&Rs shall include the covenants that all structures and landscaping within the Project are to be built, installed and maintained in accordance with the adopted General Development Plan and subject to an obligation to obtain design approval prior to any construction or modification of such improvements. The CC&Rs shall provide that the City shall be a third party beneficiary thereof and may not be amended without the City’s consent. As a third party beneficiary, the City shall have the right, but not the obligation, to review or enforce any covenant under the CC&Rs. The City shall not be obligated hereby to respond to any demands or complaints under the CC&Rs or otherwise take any action with respect thereto. The CC&Rs shall give the City the same rights as any other owner of record and enforce liens to recover the costs of such enforcement, which may include costs to perform maintenance obligations, remove trash or debris, tow any unlawfully parked vehicles, or other such violations, all at the cost of any defaulting party. The form of such CC&Rs shall be subject to review and approval by the City Attorney, which shall not be unreasonably withheld prior to recordation thereof and prior to any amendment thereof that may affect the City’s enforcement rights thereunder. Any subsequent amendments to the City-approved CC&Rs shall be handled as an Administrative Amendment to this Agreement pursuant to Section 1.9.1 above. City acknowledges that Developer shall not be obligated by the foregoing to form a homeowner’s association.

3.11 Fee Credits. In many instances throughout this Agreement, it is recognized that the Developer may be constructing items of public infrastructure and facilities, including but not limited to, roadways, landscaping, sewer lines, water lines, non-potable water lines and drainage facilities, that are part of one or more public infrastructure improvement programs adopted by the City to meet its current and future needs. Whenever Developer builds or otherwise provides an item of infrastructure for which the Developer would be entitled to fee credits under such programs (the “Fee Credits”), City agrees that the amount of the Fee Credit the City will give Developer will be equal to the maximum amount established by the PFE program for that particular item of infrastructure at the time of completion notwithstanding the Infrastructure Finance Plan.

3.12 Placer County Capital Facilities Fee. As a condition to annexation of the Property into the City and for the benefit of Placer County, City has adopted a County Capital Facilities Fee, which shall be paid by Developer at the time of issuance of building permits at the Property.

3.13 Reimbursement to Elliott, Epick 3, Sliverado, Lake Development, and La Bella Rosa. Financing plan and new annexation costs will be spread evenly among Elliott, Epick 3, Sliverado, Lake Development, and La Bella Rosa pursuant to the Infrastructure Finance Plan. [The existing Specific Plan reimbursement agreement for the

Specific Plan Fee shall remain in place. Walk-Up only] City and Developer acknowledge that these Epick 3, Walkup, Enclave, and La Bella Rosa will form the Village 1 - Phase 1 Cooperative Owner's Agreement in addition to the Infrastructure Finance Plan.

3.14 Prevailing Wage. Developer intends that the application to the Project of all prevailing wage requirements under California law shall be limited to the maximum extent possible to minimize the construction costs to be incurred in the development of the Project, and it is Developer's position that such prevailing wage requirements are not intended to apply to any of the Project's Public Improvements constructed with private funds for which Developer does not receive Fee Credits, reimbursements, or public financing under Section 3.9. Developer further intends to construct the Project in such a manner so that neither the State nor any political subdivision of the State including, without limitation, the City, will contribute public funds, or the equivalent of public funds, to the overall Project in an amount which exceeds the costs required to construct the Public Improvements for which those public funds are provided, and neither the State nor any political subdivision shall maintain any proprietary interest in the Project. The City makes no representations as to the application of prevailing wage laws to this Project, or any component thereof.

## ARTICLE 4

### CITY OBLIGATIONS

4.1 PFE Credits. In its development of the Project, and subject to the requirements and limitations of the Mitigation Fee Act, Developer will either plan, design, permit and construct, or share in financing the planning, design, permitting and construction of certain public capital facilities of city-wide benefit which are either currently included or will be included in City's PFE Fee Program as a PFE facility ("PFE Facilities"), including, but not limited to, roadway, water, wastewater, reclaimed water, raw water, drainage, parks, police, fire, administration, library and solid waste capital facilities as identified in the Infrastructure Finance Plan. When Developer provides PFE Facilities, Developer shall receive Fee Credits against its PFE fee obligations in an amount equal to the line item's component cost of the PFE Facilities shown in City's PFE Fee Program ("Developer PFE Credits") in accordance with the Infrastructure Finance Plan. Developer shall continue to receive such Developer PFE Credits until such time as the amount of the Developer PFE Credits reaches a zero balance. If the amount of the Developer PFE Credits do not reach a zero balance prior to the issuance of the last building permit within the Project, City shall transfer the then existing credit balance held by Developer to any additional property within the Village 1 Specific Plan area owned by Developer. Upon written notice to City using the City approved form, Developer may at any time freely transfer and assign any unused Developer PFE Credits to another developer or builder for use within such other developer's or builder's project within the Village 1 Specific Plan area without obtaining the City's consent. Per the Infrastructure Finance Plan, the City will collect impact fees from the development of Village 1 and use those funds to pay for those items that the City has identified as PFE eligible. These

funds will not go into the City's general PFE funds, but will pay for Village 1 improvements first. Once the Village 1 PFE items are completed or fully funded, remaining PFE impact fees will go into the City's general PFE funds.

4.1.1 Accounting of PFE Credits. For purposes of calculating and applying Developer PFE Credits, City shall maintain a single pooled PFE Fee Program account for roadway, water, wastewater, reclaimed water, raw water, and drainage facilities against which all Developer PFE Credits for these facilities may be applied per the City's PFE Policy. City shall maintain separate accounts for parks, fire, police, library, administration and solid waste facilities against which all Developer PFE Credits for planning, design and/or constructing these facilities, or contributing funds to such planning, design, and/or construction of these separate facilities may be applied. City shall, at all times during the term of this Agreement, maintain an accounting of the then current balance of Developer PFE Credits and shall provide Developer in writing within sixty (60) days after City's receipt of a written request, with a current accounting of the then current balance of Developer PFE Credits.

4.1.2 Credits – PFE Critical Facilities. Consistent with Section 2.9 of this Agreement, Developer shall pay that portion of the PFE Fee Program's fee attributable to the cost of the PFE Fee Program's Critical Facilities that Developer does not construct.

4.1.3 PFE Credits Personal to Constructing Owner. All rights to Developer PFE Credits created pursuant to Section 4.1 above shall be personal to the owner installing the PFE Facility and such rights shall not run with the land, unless such rights are expressly assigned in writing to do so.

4.2. Infrastructure Finance Plan. City agrees to implement the Infrastructure Finance Plan, adopted \_\_\_\_\_, 2016 (the "Infrastructure and Finance Plan") making it applicable to all Developing Properties within the Village 1 Specific Plan, for the term of this Agreement. In adopting the Infrastructure Finance Plan the City has made the findings that the fees to be assessed are compliant with the Mitigation Fee Act. All projects within the Village 1 Specific Plan shall be conditioned to comply with the fee and reimbursement provisions of the Infrastructure Finance Plan.

4.2.1 Reimbursement to Developer from Third Party Landowners (insert APN numbers). In accordance with the Infrastructure Finance Plan, the City agrees to collect third party reimbursements due from Third Party Landowners at the first final maps.

4.2.2 Reimbursements for Public Improvements. As soon as feasible, following City's adoption of the Infrastructure Finance Plan, the City will form a fee district and enact a fee ordinance and thereby require landowners to pay their pro-rata share on a per-acre basis of the planning, design, engineering, inspection, plan check, permitting and construction costs for the Public Improvements. City covenants and agrees that the funds collected by said fee district shall be utilized by City to make a cash

reimbursement to developers as set forth in the Infrastructure Finance Plan. Funds collected and held for the fee district pursuant to the section shall earn interest at the same rate as the City receives from the Local Agency Investment Fund (LAIF). The City shall provide that the fees for such fee district shall be collected from all properties in the Village 1 Specific Plan at the earliest opportunity, such as a condition of approval at the time of the City's annexation of such land into the City limits or at the time of the City's first grant of any land use entitlement for any such benefitted properties owned or controlled by a third party landowner, but in no event later than the filing of a final subdivision map for any portion of the benefitted property.

4.2.3 Reimbursements for Planning. After City Council adopted the Village 1 Specific Plan, City established a fee district and enacted a fee resolution which imposes a fee upon all lands within the Village 1 Specific Plan area, including the Property owned by Developer, to pay for the planning, engineering, staff and related costs (including but not limited to City staff and related costs) which relate to development of the Village 1 Specific Plan, its EIR, and all related documents (collectively "Village 1 Planning Costs"). The fee shall be spread on a per acre basis across all lands within the Village 1 Specific Plan area. The fee shall be payable at the time a landowner within the Village 1 Specific Plan area files an application with the City for any land use entitlement for such land. Lake Development is to receive the third party reimbursement for the Village 1 Planning Costs in accordance with Resolution 2012-189 and Amendment 2013-076.

4.3 Cash Reimbursement for PFE Facilities. PFE reimbursements and credits shall be allocated according to the Infrastructure Finance Plan.

4.3 Reimbursement Calculations. Within sixty (60) days following City's receipt of Developer's written request, City will provide Developer with the complete documentation showing the basis for the Fee Credits or cash reimbursement amounts owed Developer pursuant to Sections 4.1 and 4.2. The reimbursement obligations provided in this Agreement will be in amounts as reasonably determined by City and as set by the Infrastructure Finance Plan. In addition to Final Reimbursement, Developer is entitled to in progress reimbursement for projects included in the Infrastructure Finance Plan, given that money has been collected by the City as set in this plan.

4.5 City's Support of Public Financing for Project Infrastructure. Development of the Project requires the investment of significant capital to fund the Project's necessary major public infrastructure. Developer may, at its discretion, seek the use of public financing mechanisms for financing the construction, improvement or acquisition of major infrastructure. At the request of Developer, the City shall expeditiously pursue the use and formation of finance districts, special assessment districts, community facilities districts, community services districts, and other similar project-related public financing mechanisms to fund the Project's necessary infrastructure as contemplated by Section 3.9.



4.6 Right-of-Way Acquisition. With respect to the acquisition of any off-site interest in real property required by Developer in order to fulfill any condition required by the Project, the Entitlements or the Subsequent Entitlements, Developer shall make a good faith effort to acquire the necessary interest by private negotiations at the fair market value of such interest. If, after such reasonable efforts, Developer has been unable to acquire such interest and provided that Developer (i) provides evidence of a good faith effort to acquire the necessary property interest to the reasonable satisfaction of the City's Community Development Director and (ii) agrees to pay the cost of such acquisition, including reasonable attorneys' fees, then City shall make an offer to acquire the necessary property interest at its fair market value. If such offer has not been accepted within 60 days, City agrees, to the extent permitted by law, to cooperate and assist Developer in efforts to obtain such necessary property interest. Any such acquisition by City shall be subject to City's discretion, which is expressly reserved by City, to make the necessary findings, including a finding thereby of public necessity, to acquire such interest. Subject to the reservation of such discretion, the City shall schedule the necessary hearings, and if approved by City, thereafter prosecute to completion the proceedings and action to acquire the necessary property interests by power of eminent domain. Developer shall fund all costs of the acquisition of such necessary property interests, including reasonable attorneys' fees and court costs in the event that such acquisition and/or condemnation is necessary. The cost of rights-of-way for any PFE facility shall constitute a PFE cost and City shall take all necessary steps to include such costs in the PFE fee. As such, any costs incurred by the Developer in the acquisition of such rights-of-way shall be credited to Developer and against said PFE fee obligations for the development of the Project. In accordance with Government Code section 66462.5, City shall not postpone or refuse approval of a final map at the Property because Developer has failed to satisfy a tentative map condition because Developer has been unable to construct or install an offsite improvement on land not owned or controlled by Developer or City at the time the final map is filed with City for approval. If determined by City to be necessary, Developer agrees to enter into a subdivision improvement agreement with City and agrees to post any reasonably necessary security, such as a bond, in order to ensure the acquisition and construction of an offsite improvement on land not owned by Developer where the offsite improvement was a condition of approval for the Project. Notwithstanding the foregoing, in the event that the City fails to acquire such off site property by negotiation or condemnation, the off-site improvements shall conclusively deemed to be waived and Developer shall not be obligated to commence construction of the off-site improvements in accordance with Government Code Section 66462.5.

4.7 Review and Approval of Improvement Plans and Final Maps. To complete the improvement plan and final map review, City agrees that it shall return first check prints to Developer no later than four (4) calendar weeks from the date of submittal to City. Upon receipt by City of the second submittal, City shall, provided that Developer adequately responds to City's comments on the first check prints, within two (2) weeks of City's receipt of such second submittal, review and verify that the plans submitted satisfactorily address all City comments. It is the intent of the review of the

second submittal that it shall be solely for the purpose of verifying compliance with prior comments. Within two (2) weeks of City's receipt of completed plans and maps which are deemed ready for approval, plans shall be signed by the City Engineer and City staff shall place such maps on the next available City Council hearing agenda. If the City should determine, and notifies Developer of such determination, that the City will be unable to comply with this Section, then plan check and map review tasks shall be subcontracted to an outside service provider at Developer's request and expense.

4.7.1 Building Permits. City shall review a Construction Drawing Master Plan for each model home ("Master Plan") at the Property, and City and Developer shall endeavor to resolve all City plan check comments within forty-five (45) days after any application for each Master Plan is deemed complete by City. Recordation of a final map at the Property shall not be required prior to issuance of a building permit for model homes. Upon City approval of a Master Plan, and subject to receiving design review approvals from the City, City shall issue building permits for homes subject to that Master Plan within one (1) work week of City's acceptance of a complete building permit application and payment by Developer of City's then current plan check fee. In the event that an amendment to the Uniform Building Code ("UBC") results in the need to change the Master Plan, construction of residential units pursuant to the Master Plan shall be allowed to continue for a period of six (6) months from the date the State of California publishes notice of a change in the UBC which triggers a corresponding need for changes to the Master Plan.

4.8 Other Government Permits. Developer shall be responsible for applying for and obtaining approvals and permits required by other governmental agencies having jurisdiction over, or providing services to, the Project. To the extent possible, City shall cooperate with Developer in obtaining all such approvals and permits in as timely a manner as possible. City's obligations under this Section 4.8 include, without limitation, supporting Developer's application for a Section 404 Permit from the Corps.

4.9 Flood Control Designation. City agrees to cooperate with Developer and to expeditiously prepare, file and process an application to obtain a Conditional Letter of Map Revision (CLOMR) and/or a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency ("FEMA") to reflect portions of the Property brought out of the 100-year floodplain as a result of the construction of improvements.

## ARTICLE 5

### ANNUAL REVIEW

#### 5.1 Annual Review.

A. During the term of this Agreement, the City shall once every calendar year review the extent of good faith compliance by Developer with the terms of

this Agreement. Such periodic review shall be limited in scope to compliance with the terms and conditions of this Agreement pursuant to California Government Code section 65865.1. This review shall be conducted pursuant to Chapter 18.86 of the Lincoln Municipal Code. At least ten (10) days prior to any Planning Commission and City Council meetings held in connection with said annual review, the City shall provide Developer with a copy of the City staff report concerning Developer's compliance with the terms and provisions of this Agreement.

B. Upon not less than thirty (30) days' written notice by the Community Development Director, Developer shall provide such information as may be reasonably requested by the Community Development Director in order to ascertain Developer's compliance with this Agreement.

C. Failure by City in any given calendar year to undertake and complete its annual review of the Agreement shall constitute a finding by City that Developer is in compliance with all of the terms and conditions of this Agreement for that calendar year.

5.2 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in default in the performance of its obligations under the Agreement, or if in default to describe therein the nature of any such default and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged default. The party requesting the certificate shall pay all reasonable costs borne by the City to complete the certificate. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

## ARTICLE 6

### DEFAULT, TERMINATION AND ENFORCEMENT

6.1 Defaults. Any failure by any party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following the receipt of written notice of such failure from the other party (unless such period is extended by mutual written consent), shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence ("Default Notice") shall specify the nature of any alleged failure and, where appropriate, specify the manner

in which said failure may be satisfactorily cured. Upon the occurrence of a default under this Agreement, the non-defaulting party may institute legal proceedings to enforce the terms of this Agreement or, in the event of an uncured material default, may terminate this Agreement. If the default is cured, then no default shall exist and the noticing party shall take no further action.

6.2 Termination. If City elects to consider terminating this Agreement due to an uncured material default of Developer, then City shall give a written notice of intent to terminate this Agreement to Developer and the matter shall be scheduled for consideration and review by the City Council at a duly noticed and conducted public hearing. At least ten (10) days prior to said hearing, City shall provide Developer with a copy of the City staff report concerning such proposed termination of this Agreement. Developer shall have the right to offer written and oral evidence prior to or at the time of said public hearing. If the City Council determines that a material default has occurred and is continuing, and elects to terminate this Agreement, City shall give written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated sixty (60) days thereafter.

6.3 Force Majeure. Performance by any party of its obligations under this Agreement (other than for payment of money) shall be excused during any period of "Permitted Delay" as hereinafter defined. For purposes hereof, Permitted Delay shall include delay beyond the reasonable control of the party claiming the delay (and despite the good faith efforts of the party) including (i) acts of God, (ii) civil commotion, (iii) riots, (iv) acts of terrorism, (v) strikes, picketing or other labor disputes, (vi) shortage of materials, energy or supplies, (vii) damage to work in progress by reason of fire, flood, earthquake or other casualties, (viii) as to the Developer only, failure, delay or inability of City to provide adequate levels of public services, facilities or infrastructure to the Project site, (ix) failure, delay or inability of the other party to act, (x) with respect to completion of the Annual Review, the failure, delay or inability of any party to provide adequate information or substantiation as reasonably required to complete the Annual Review, (xi) delay caused by governmental restrictions imposed or mandated by other governmental entities, (xii) enactment of conflicting state or federal laws or regulations, (xiii) judicial decisions or similar basis for excused performance, (xiv) litigation brought by a third party attacking the validity of this Agreement, (xv) the City's inability to issue or sell bonds necessary to finance any public facilities or infrastructure necessary for the Project's development and use, and (xvi) building moratoria, water connection moratoria or sewer connection moratoria. Any party claiming a Permitted Delay shall notify the other party in writing of such delay within thirty (30) days after the commencement of the delay, which notice ("Permitted Delay Notice") shall include the estimated length of the Permitted Delay. A Permitted Delay shall be deemed to occur for the time period set forth in the Permitted Delay Notice unless a party receiving the Permitted Delay Notice objects in writing within ten (10) days after receiving the Permitted Delay Notice. In the event of such objection, the parties shall meet and confer within thirty (30) days after the date of objection with the objective of attempting to arrive at a mutually acceptable solution to the disagreement regarding the Permitted Delay. If no mutually acceptable

solution can be reached any party may take action as may be permitted under Section 6.1 of this Agreement.

6.4 Legal Action. In addition to any other rights or remedies, any party may institute legal action to cure, correct or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that the City would not have entered into this Agreement had it been exposed to liability for damages from Developer, and that therefore, Developer hereby waives any and all claims for damages against the City for breach of this Agreement. Developer further acknowledges that as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against the City in this regard. Nothing in this section is intended to nor does it limit Developer's or the City's rights to equitable remedies as permitted by law.

## ARTICLE 7

### DEFENSE AND INDEMNITY / HOLD HARMLESS

7.1 Defense and Indemnity. Developer shall indemnify, defend and hold City, its elected and appointed commissions, officers, agents, and employees harmless from and against any and all actual and alleged damages, claims, costs and liabilities, arising out of this Agreement, including, without limitation, contractual and statutory claims, and those arising out of the personal injury or death of any third party, or damage to the property of any third party, to the extent such damages, claims, costs or liabilities arose out of or in connection with the Agreement or the operations of the Project under this Agreement by Developer or by Developer's contractors, subcontractors, agents or employees, provided that Developer shall not be obligated to indemnify, defend, or hold City harmless for damages, claims, costs and liabilities arising out of the City's sole negligence or willful misconduct. Nothing in this Article 7 shall be construed to mean that Developer shall defend, indemnify or hold City harmless from any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency. City and Developer may from time to time enter into subdivision improvement agreements, as authorized by the California Subdivision Map Act, or other agreements related to the Project, which agreements may include defense and indemnity provisions different from those contained in this Article 7. In the event of any conflict between such provisions in any such subdivision improvement agreements or other project agreements and the provisions set forth above, the provisions of such subdivision improvement agreement or other project agreements shall prevail.

## ARTICLE 8

## COOPERATION IN THE EVENT OF LEGAL CHALLENGE

8.1 Cooperation. In the event of any administrative, legal, or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of any provision of any of the Entitlements, Subsequent Entitlements or this Agreement, the parties shall cooperate in defending such action or proceeding to dismissal, settlement or final judgment. Each party shall select its own legal counsel, and Developer shall pay the City's legal defense fees and costs, including attorneys' fees, consistent with Developer's obligations under section 7.1. In no event shall City be required to bear the fees or costs of Developer, including Developer's attorneys' fees. City agrees that it will support any efforts made by Developer to intervene or join as a party in any such administrative, legal or equitable proceedings if Developer was not named as a party therein. In the event of an award by the court or by an arbitrator of attorneys' fees to a party challenging this Agreement or any of the Entitlements or Subsequent Entitlements, then Developer shall be liable for satisfying the payment of any such award of third party's attorneys' fees only if Developer continued to contest such litigation or legal challenge to a final judgment or other final determination, rather than settling it when City proposed to settle the matter.

8.2 Court Judgment or Order. City and Developer shall meet and endeavor, in good faith to attempt to reach agreement on any amendments needed to allow development of the Property to proceed in a reasonable manner taking into account the terms and conditions of the court's judgment or order. If agreement is reached, the procedures for amending this Agreement as specified herein shall apply. If agreement is not reached, Developer shall have the right to terminate this Agreement by giving City sixty (60) days' notice of termination. In the event that amendment of this Agreement is not required, and the court's judgment or order requires City to engage in other or further proceedings, City agrees to comply with the terms or the judgment or order expeditiously.

## ARTICLE 9

### MISCELLANEOUS PROVISIONS

9.1 Authority to Execute Agreement. The person or persons executing this Agreement on behalf of Developer warrant and represent that they have the authority to execute this Agreement and the authority to bind Developer to the performance of its obligations hereunder.

9.2 Cancellation or Modification. In addition to the rights provided the parties in Article 5 of this Agreement with respect to the City's Annual Review, and Sections 6.1 and 6.2 of this Agreement as to default and termination, any Party may propose

cancellation or modification of this Agreement pursuant to Government Code section 65868, but such cancellation or modification shall require the consent of any Parties hereto retaining any legal interest in the Property or any portion thereof.

9.3 Consent. Where consent or approval of a Party is required or necessary under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

9.4 Interpretation of Agreement. All Parties have been represented by legal counsel in the preparation of this Agreement and no presumption or rule that ambiguity shall be construed against a drafting Party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend or affect the meaning of the provision to which they pertain.

9.5 California Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California. City and Developer shall each comply with all applicable laws in the performance of their respective obligations under this Agreement

9.6 No Joint Venture or Partnership. City and Developer hereby renounce the existence of any form of joint venture, partnership or other association between the City and Developer, and agree that nothing in this Agreement or in any document executed in connection with it shall be construed as creating any such relationship between City and Developer.

9.7 Covenant of Good Faith and Fair Dealing. No Party shall do anything which shall have the effect of injuring the right of another Party to receive the benefits of this Agreement or do anything which would render its performance under this Agreement impossible. Each Party shall perform all acts contemplated by this Agreement to accomplish the objectives and purposes of this Agreement.

9.8 Partial Invalidity Due to Governmental Action. In the event state or federal laws or regulations enacted after the Effective Date of this Agreement, or formal action of any governmental jurisdiction other than City, prevent compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the Parties agree that the provisions of this Agreement shall be modified, extended or suspended only to the minimum extent necessary to comply with such laws or regulations.

9.9 Further Actions and Instruments. The parties agree to provide reasonable assistance to the other and cooperate to carry out the intent and fulfill the provisions of this Agreement. Each of the parties shall promptly execute and deliver all documents and perform all acts as necessary to carry out the matters contemplated by this Agreement.

9.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

9.11 No Waiver. No delay or omission by a party in exercising any right or power accruing upon non-compliance or failure to perform by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver. A waiver by a party of any of the covenants or conditions to be performed by another party shall not be construed as a waiver of any succeeding breach or non-performance of the same or other covenants and conditions thereof.

9.12 Severability. If any provision of this Agreement shall be adjudicated to be invalid, void or illegal, it shall in no way affect, impair or invalidate any other provision, and, with the exception of such provision found invalid, void or illegal, this Agreement shall remain in full force and effect.

9.13 Recording. Pursuant to California Government Code section 65868.5, no later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement in the official records of the Placer County Recorder's Office and thereafter provide Developer with a copy of the recorded Agreement.

9.14 Attorneys' Fees. Should any legal action be brought by any party for breach of this Agreement or to enforce any provisions herein, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and other costs as may be fixed by the Court. Attorneys' fees shall include attorneys' fees on any appeal, and in addition a party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating such actions, taking depositions and discovery, and all other necessary costs incurred in the litigation.

9.15 Venue. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie.

9.16 Time is of the Essence. Time is of the essence of each and every provision of this Agreement.

9.17 Several Obligations of Owners. Notwithstanding anything to the contrary contained herein, no default in the performance of a covenant or obligation in this Agreement with respect to a particular portion of the Property shall constitute a default applicable to any other portion of the Property, and any remedy arising by reason of such default shall be applicable solely to the portion of the Property where the default has occurred. Similarly, the obligations of Developer and any successor in interest thereof shall be several and no default hereunder in performance of a covenant or obligation by any one of them shall constitute a default applicable to any other owner who is not affiliated with such defaulting owner, and any remedy arising by reason of such default



shall be solely applicable to the defaulting owner and the portion of the Property owned by such defaulting owner.

## ARTICLE 10

### PROVISIONS RELATING TO LENDERS

#### 10.1 Lender Rights and Obligations.

10.1.1 Prior to Lender Possession. No Lender shall have any obligation or duty under this Agreement prior to the time the Lender obtains possession of the Property to construct or complete the construction of improvements, or to guarantee such construction or completion, and shall not be obligated to pay any fees or charges which are liabilities of Developer or Developer's successors-in-interest prior to Lender's possession of the Property, but such Lender shall otherwise be bound by all of the terms and conditions of this Agreement which pertain to the Property or such portion thereof in which it holds an interest. Nothing in this Section shall be construed to grant to a Lender rights beyond those of the Developer hereunder or to limit any remedy City has hereunder in the event of default by Developer, including termination or refusal to grant subsequent additional land use entitlements with respect to the Property.

10.1.2 Lender in Possession. A Lender who comes into possession of the Property, or any portion thereof, pursuant to foreclosure of a mortgage or deed of trust, or a deed in lieu of foreclosure, shall not be obligated to pay any fees or charges which are obligations of Developer and which remain unpaid as of the date such Lender takes possession of the Property or any portion thereof. Provided, however, that a Lender shall not be eligible to apply for or receive entitlements with respect to the Property, or otherwise be entitled to develop the Property or devote the Property to any uses or to construct any improvements thereon other than the development contemplated or authorized by this Agreement and subject to all of the terms and conditions hereof, including payment of all fees (delinquent, current and accruing in the future) and charges, and assumption of all obligations of Developer hereunder; provided, further, that no Lender, or successor thereof, shall be entitled to the rights and benefits of the Developer hereunder or entitled to enforce the provisions of this Agreement against City unless and until such Lender or successor in interest qualifies as a recognized assignee of this Agreement and makes payment of all delinquent and current City fees and charges pertaining to the Property.

10.1.3 Notice of Developer's Default Hereunder. If City receives notice from a Lender requesting a copy of any notice of default given Developer hereunder and specifying the address for notice thereof, then City shall deliver to such Lender, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed a default, and if City makes a determination of non-compliance, City shall likewise serve notice of such non-compliance on such Lender concurrently with service thereof on Developer.

10.1.4 Lender's Right to Cure. Each Lender shall have the right, but not the obligation, during the same period of time available to Developer to cure or remedy, on behalf of Developer, the default claimed or the areas of non-compliance set forth in City's notice. Such action shall not entitle a Lender to develop the Property or otherwise partake of any benefits of this Agreement unless such Lender shall assume and perform all obligations of Developer hereunder.

10.1.5 Other Notices by City. A copy of all other notices given by City to Developer pursuant to the terms of this Agreement shall also be sent to Lender at the address provided in Section 10.1.3 above.

## ARTICLE 11

### ENTIRE AGREEMENT AND EXHIBITS

11.1 Integration Clause and List of Exhibits. This Agreement consists of \_\_\_\_\_ pages and \_\_\_\_\_ Exhibits which constitute in full the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements of the parties with respect to all or any part of the subject matter hereof. The following exhibits are attached to this Agreement and are hereby incorporated herein for all purposes:

Exhibit A	Map of the Property
Exhibit B	Legal Description of the Property
Exhibit C	General Development Plan
Exhibit D	Land Use Diagram for the Property
Exhibit E	Approved Tentative Map
Exhibit F	Phasing Map
Exhibit G	Conditions of Approval
Exhibit H	Development Impact Fees (As of Effective Date)
Exhibit I	Village 1 Phasing Map
Exhibit J	Infrastructure Finance Plan

Schedule 1     City Services

IN WITNESS WHEREOF, the City of Lincoln, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Ordinance No. \_\_\_\_\_, adopted by the City Council of the City of Lincoln on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and Developer has caused this Agreement to be executed.

**City:**

City of Lincoln,  
A Municipal Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: City Manager

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**Developer:**

\_\_\_\_\_,  
A \_\_\_\_\_

By: \_\_\_\_\_,

A \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: Authorized Agent

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, (here  
insert name and title of the officer), personally appeared, \_\_\_\_\_ who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, (here  
insert name and title of the officer), personally appeared \_\_\_\_\_, who proved to  
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

